LOT 315
IN OR 2119/887
HERON ISLES #2 PB 7/218

GARRETT QUANISHA
96332 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0315-0000

BUILDING CHARACTERISTICS

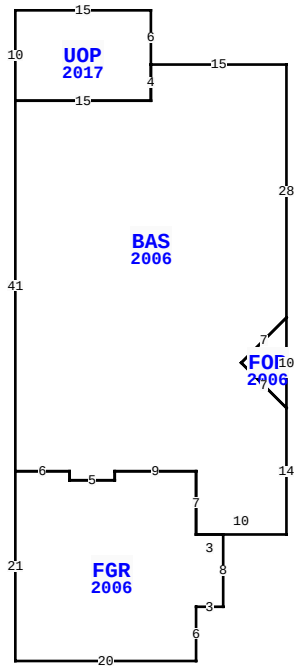
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	2006	1,340	141,566
FGR	439	55	2006	241	25,460
FOP	25	30	2006	8	845
UOP	150	20	2017	30	3,170
TOTALS	1,954			1,619	171,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	111.4860	117.06	189,520	2006	2006	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2019 Heated Area: 1340 HX Base Yr 2019



96332 STARFISH DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		171,042
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		236,042
SOH/AGL Deduction		74,314
ASSESSED VALUE		161,728
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,317
TOTAL JUST VALUE		236,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18529	CO ISSUED	0	10/01/2006
B18529	NEW CONSTR	0	10/01/2006
E18242	NEW CONSTR	2,000	10/01/2006
M12171	H/AC	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2119/0887	5/02/2017	SW	U	I	18	123,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GARRETT QUANISHA						
2035/1106	1/26/2016	SW	U	I	11	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N14 FOP=[YR=2006] N10 L5 D5 D5 R5 $ U5 L5 U5 R5 N28 W15 UOP=[YR=2017] N6 W15 S10 E15 N4$ S4 W15 S41 FGR=[YR=2006] S21 E20 N6 E3 N8W3N7W9S1W5N1W6$E6S1E5N1E9 S7 E10$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS