LOT 322
IN OR 1952/1961
HERON ISLES #2 PB 7/218

WILDER TENEEL M
96371 STARFISH DR
YULEE, FL 32097

2026

37-3N-28-0740-0322-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

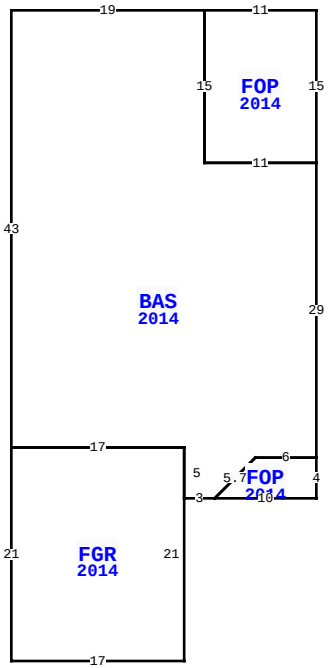
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,158	100	2014	1,158	136,951
FGR	357	55	2014	196	23,180
FOP	32	30	2014	10	1,183
FOP	165	30	2014	50	5,914
TOTALS	1,712			1,414	167,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,414	118.5600	124.49	176,029	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2015 Heated Area: 1158 HX Base Yr 2015



96371 STARFISH DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,228
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		232,228
SOH/AGL Deduction		92,292
ASSESSED VALUE		139,936
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,525
TOTAL JUST VALUE		232,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429152	CO ISSUED	0	12/12/2014
B1429152	NEW CONSTR	146,503	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1952/1961	12/12/2014	WD	Q	I	01	111,900
GRANTOR: SEAWARD HOMES INC						
GRANTEE: WILDER TENEEL M						
1922/1922	6/13/2014	WD	U	V	37	16,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W11 BAS=[YR=2014] W19 S43 FGR=[YR=2014] S21 E17 N21 W17 $ E17 S5 E3 FOP=[YR=2014] E10 N4 W6 D4 L4 $ U4 R4 E6 N29 W11 N15 $ S15 E11 N15 $.

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