LOT 345
HERON ISLES #2 PB 7/218

CIFTCI DOGUKAN ATABEY/BAKER LAYAN
96473 STARFISH DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0345-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

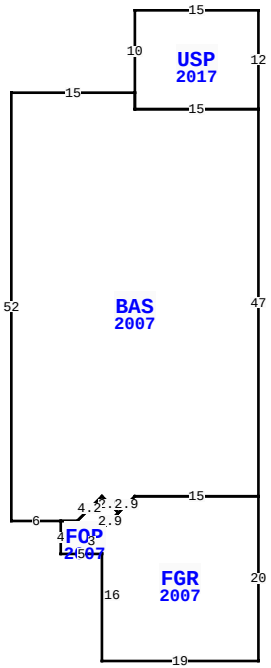
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,473	100	2007	1,473	154,454
FGR	372	55	2007	205	21,495
FOP	29	30	2007	9	944
USP	180	30	2017	54	5,663
TOTALS	2,054			1,741	182,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,741	109.2000	114.66	199,623	2007	2007	0	0	0	8.55	91.45

1 SINGLE FAM 0% - 2026 Heated Area: 1473 HX Base Yr



96473 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	182,555
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	247,555
SOH/AGL Deduction	0
ASSESSED VALUE	247,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,555
TOTAL JUST VALUE	247,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19345	NEW CONSTR	2,000	06/01/2007
M12958	H/AC	0	05/01/2007
C19771	CO ISSUED	133,122	04/01/2007
B19771	NEW CONSTR	133,122	04/01/2007
P12311	NEW CONSTR	0	04/01/2007
R10281	REPAIR/RRF	3,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2879/084	7/01/2026	WD	Q	I	01	287,500
GRANTOR: THUEMLING GEORGE W						
GRANTEE: CIFTCI DOGUKAN ATAB						
2770/1984	2/27/2025	LE	U	I	11	100
GRANTOR: THUEMLING THOMAD G						
GRANTEE: THUEMLING GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W15S10 BAS=[YR=2007] W15 S52 E6 FOP=[YR=2007] S4E5N3 U2 R2 U2 L2 L3 D3 W2$ E2 U3 R3 D2 R2 FGR=[YR=2007] D2 L2 S16 E19 N20 W15 L2 D2 $ U2 R2 E15 N47 W15N2$S2 E15N12$.

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	000134	C	RES POND	0		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