LOT 107
IN OR 1920/444
HERON ISLES PHASE 1 REPLAT

FOREHAND KENNETH M JR & JOYCE
85002 LINDA HALL RD
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0740-0107-0000

BUILDING CHARACTERISTICS

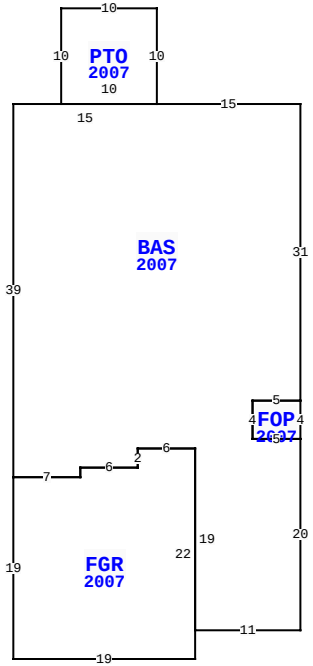
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,302	100	2007	1,302	139,835
FGR	385	55	2007	212	22,769
FOP	20	30	2007	6	644
PTO	100	5	2007	5	537
TOTALS	1,807			1,525	163,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	116.7390	116.74	178,028	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1302 HX Base Yr



96537 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	163,786
TOTAL MARKET OB/XF VALUE	9,047
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	237,833
SOH/AGL Deduction	16,810
ASSESSED VALUE	221,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,023
TOTAL JUST VALUE	237,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100587	REPAIR/RRF	9,916	01/20/2021
E20071	NEW CONSTR	2,000	10/01/2007
M13344	H/AC	0	10/01/2007
C20517	CO ISSUED	0	09/01/2007
B20517	NEW CONSTR	280,900	09/01/2007
P12721	NEW CONSTR	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1920/0444	5/29/2014	WD	U	I	30	103,200
GRANTOR: FOREHAND KENNETH M TR						
GRANTEE: FOREHAND KENNETH M						
1727/1660	3/01/2011	WD	Q	I	02	110,000
GRANTOR: LEAVITT JOSEPH F & MA						
GRANTEE: FOREHAND KENNETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 PTO=[YR=2007] N10W10S10 E10$W15 S39
FGR=[YR=2007] S19 E19 N22W6S2W6S1W7$E7N1E6N2E6S19 E11N20
FOP=[YR=2007] N4W5S4E5$W5N4E5 N31$.

EXTRA FEATURES

LN	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
1	0810	CONCRETE A	0	0	42	16	672.00	SF	6.50	6.50	100	2007	2007	3	87	3,800	
2	0810	CONCRETE A	0	0	45	3	135.00	SF	6.50	6.50	100	2007	2007	3	87	763	
3	0476	VF 6 SBPL	0	0	0	0	175.00	LF	32.00	32.00	100	2010	2010	3	76	4,256	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 9,047

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS