

LOT 301
IN OR 1965/1796
HERON ISLES #2 PB 7/218

LEGER CHRISTOPHER & CHRISTINE M
65 ONEIDA ST
SAINT AUGUSTINE, FL 32084

2025

37-3N-28-0740-0301-0000

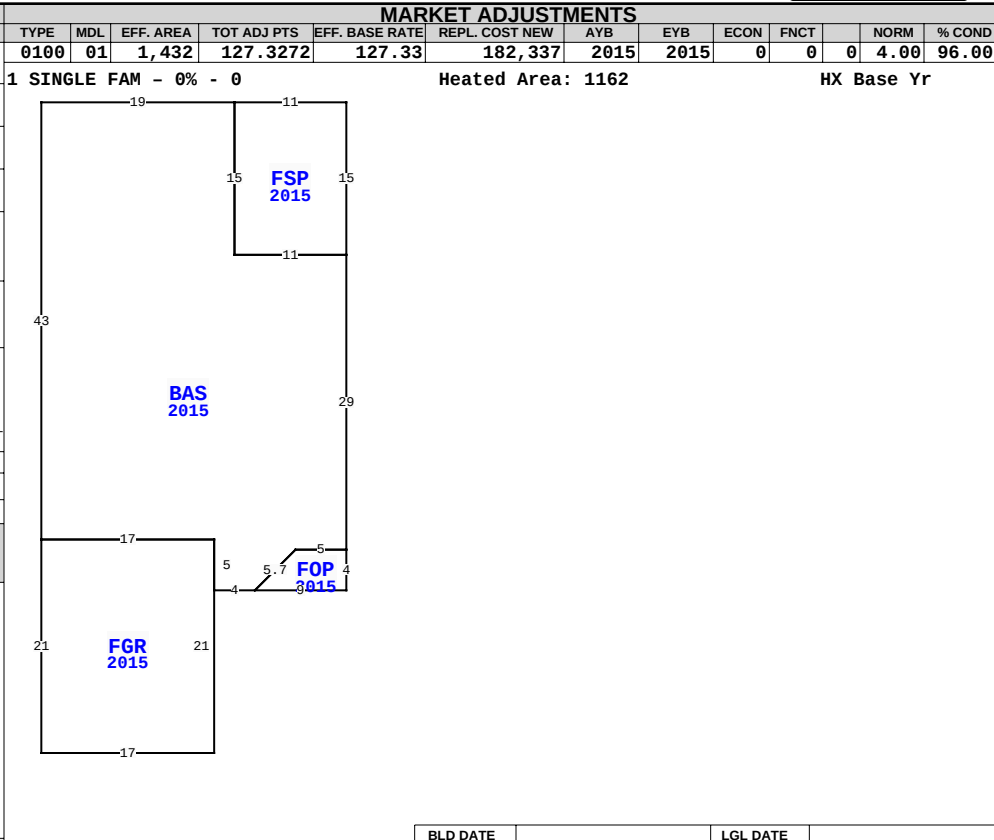


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,162	100	2015	1,162	142,039
FGR	357	55	2015	196	23,959
FOP	28	30	2015	8	978
FSP	165	40	2015	66	8,068
TOTALS	1,712			1,432	175,044

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	486.00	SF	6.50	6.50	



96430 STARFISH DR, YULEE	BLD DATE		LGL DATE	05/13/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		175,044	
TOTAL MARKET OB/XF VALUE		3,001	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		243,045	
SOH/AGL Deduction		18,141	
ASSESSED VALUE		224,904	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		224,904	
TOTAL JUST VALUE		243,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429396	CO ISSUED	0	02/19/2015
B1429396	NEW CONSTR	146,668	10/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1965/1796	2/27/2015	WD	Q	I	01	124,000	
GRANTOR: SEAWARD HOMES INC							
GRANTEE: LEGER CHRISTOPHER &							
1935/1486	8/29/2014	WD	U	V	37	16,500	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: SEAWARD HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2015] W11 BAS=[YR=2015] W19 S43 FGR=[YR=2015] S21 E17 N21 W17 \$ E17 S5 E4 FOP=[YR=2015] E9 N4 W5 D4 L4 \$ R4 U4 E5 N29 W11 N15 \$ S15 E11 N15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00
TOTAL OB/XF 3,001									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		