LOT 320
HERON ISLES #2 PB 7/218

STILLWAGON ROBIN
96347 STARFISH DR
YULEE, FL 32097

2025

37-3N-28-0740-0320-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

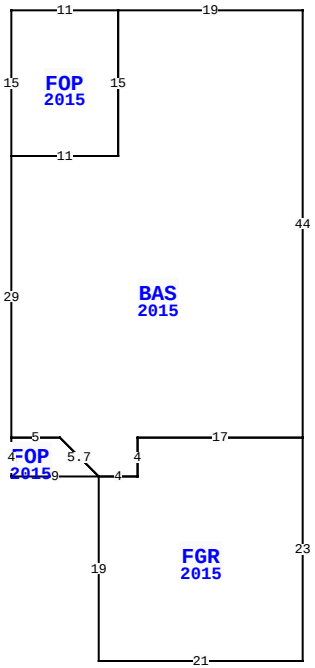
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100	2015	1,179	146,076
FGR	467	55	2015	257	31,841
FOP	28	30	2015	8	991
FOP	165	30	2015	50	6,195
TOTALS	1,839			1,494	185,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	129.0555	129.06	192,816	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1179 HX Base Yr 2020



96347 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		185,103
TOTAL MARKET OB/XF VALUE		4,335
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		254,438
SOH/AGL Deduction		113,275
ASSESSED VALUE		141,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,441
TOTAL JUST VALUE		254,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530244	CO ISSUED	0	08/12/2015
B1530244	NEW CONSTR	154,667	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0925	12/27/2019	TD	U	I	19	150,000
GRANTOR: JONES GEORGE BANKRUPT						
GRANTEE: STILLWAGON ROBIN						
2329/0923	11/15/2019	WD	U	I	19	100
GRANTOR: THOMAS JOSEPH M & MIL						
GRANTEE: JONES GEORGE BANKRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 FOP=[YR=2015] W11 S15 E11 N15$ S15 W11 S29 FOP=[YR=2015] S4 E9 U4 L4 W5$ E5 D4 R4 FGR=[YR=2015] S19 E21 N23 W17 S4 W4$ E4 N4 E17 N44$.

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	100	0	0	702.00	SF	6.50	6.50	100	2015	2015	3	95	4,335	

LAND DESCRIPTION

TOTAL OB/XF 4,335

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	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 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