LOT 346
HERON ISLES #2 PB 7/218

STEPHENS LINDSAY
96493 STARFISH DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0346-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

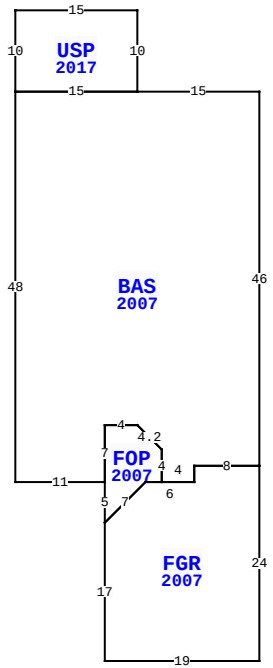
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,380	100	2007	1,380	144,939
FGR	422	55	2007	232	24,366
FOP	57	30	2007	17	1,786
USP	150	30	2017	45	4,726
TOTALS	2,009			1,674	175,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	114.7650	114.76	192,108	2007	2007	0	0	0	8.48	91.52

1 SINGLE FAM – 100% - 2021 Heated Area: 1380 HX Base Yr 2021



96493 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		175,817
TOTAL MARKET OB/XF VALUE		7,199
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		248,016
SOH/AGL Deduction		71,529
ASSESSED VALUE		176,487
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,765
TOTAL JUST VALUE		248,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18872	NEW CONSTR	2,000	03/01/2007
M12764	H/AC	0	03/01/2007
C19523	CO ISSUED	0	02/01/2007
P12167	NEW CONSTR	0	02/01/2007
R10138	REPAIR/RRF	3,000	02/01/2007
B19523	NEW CONSTR	125,862	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1737	6/26/2020	WD	Q	I	01	197,000
GRANTOR: LOGUE CHERYL A						
GRANTEE: STEPHENS LINDSAY						
2149/1019	9/22/2017	WD	Q	I	01	163,000
GRANTOR: STOGNER JAMES L						
GRANTEE: LOGUE CHERYL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 USP=[YR=2017] N10W15S10 E15$W15S48E11
FOP=[YR=2007] S5 FGR=[YR=2007] S17E19N24 W8S2W6 D5 L5 $ U5
R5 E2N4 U3 L3 W4S7$ N7E4 D3 R3 S4E4N2E8N46$.

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	42	16	672.00	SF	6.50	6.50	100	2007	2007	3	87	3,800	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2007	2007	3	87	526	
3	0479	VF PICKET	0	100	0	0	60.00	LF	10.00	10.00	100	2010	2010	3	76	456	
4	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2010	2010	3	76	2,189	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 7,199

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	000134	C	RES POND	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