LOT 109
HERON ISLES PHASE 1 REPLAT
PB 7/152

MACALISTER GAIL
96507 STARFISH DR
YULEE, FL 32097

2026

37-3N-28-0740-0109-0000

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 100
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

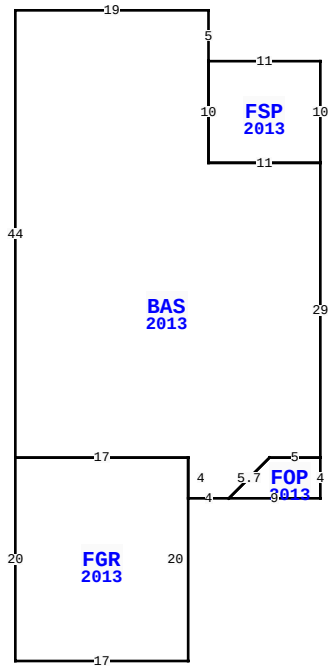
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100	2013	1,179	154,511
FGR	340	55	2013	187	24,507
FOP	28	30	2013	8	1,048
FSP	110	40	2013	44	5,766
TOTALS	1,657			1,418	185,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	132.0800	138.68	196,648	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2023 Heated Area: 1179 HX Base Yr 2023



96507 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		185,832
TOTAL MARKET OB/XF VALUE		1,635
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		252,467
SOH/AGL Deduction		0
ASSESSED VALUE		252,467
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		151,056
TOTAL JUST VALUE		252,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326956	CO ISSUED	0	06/26/2013
B1326956	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1206	4/26/2022	WD	Q	I	01	289,000
GRANTOR: CHAFFEE MARIE ELIZABE						
GRANTEE: MACALISTER GAIL						
2145/1474	9/08/2017	WD	Q	I	01	167,000
GRANTOR: MAY ANGELIA T						
GRANTEE: CHAFFEE MARIE ELIZA						

BUILDING NOTES

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
5	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2015	2015	3	60	960	
6	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2015	2015	3	90	675	

BUILDING DIMENSIONS

FSP=[YR=2013] W11BAS=[YR=2013] N5 W19 S44 FGR=[YR=2013] S20 E17 N20 W17 $ E17 S4 E4 FOP=[YR=2013] E9 N4 W5 D4 L4 $ U4 R4 E5 N29 W11 N10 $ S10 E11 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 1,635

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS