LOT 346
HERON ISLES #2 PB 7/218

STEPHENS LINDSAY
96493 STARFISH DRIVE
YULEE, FL 32097

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

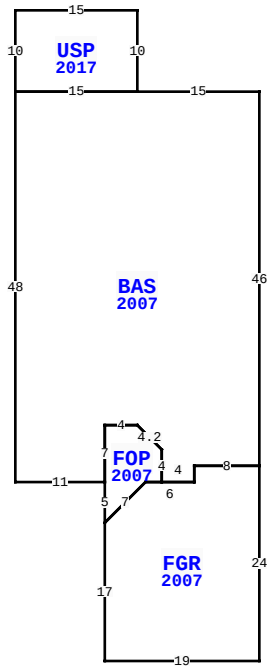
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,380	100	2007	1,380	144,116
FGR	422	55	2007	232	24,228
FOP	57	30	2007	17	1,775
USP	150	30	2017	45	4,699
TOTALS	2,009			1,674	174,818

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	109.3000	114.76	192,108	2007	2007	0	0	0	9.00	91.00

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		174,818
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		239,818
SOH/AGL Deduction		58,566
ASSESSED VALUE		181,252
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,841
TOTAL JUST VALUE		239,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,016

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS