

LOT 1  
IN OR 2133/599  
HERON ISLES PHASE #1 PB 7/40

LORENTSON LEROY A & ALEXIS M  
96107 STARLIGHT LN  
YULEE, FL 32097

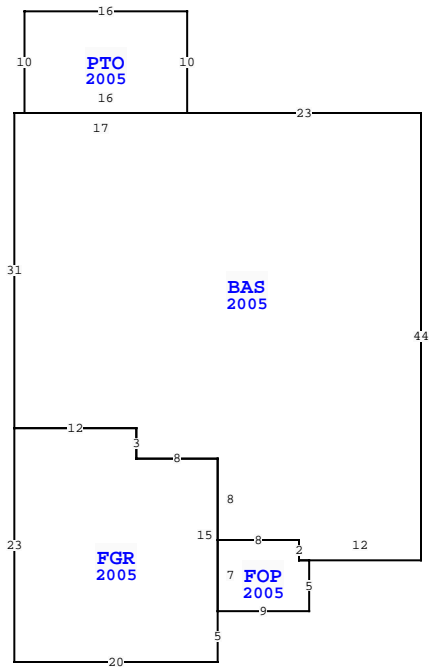
2023

37-3N-28-0740-0001-0000



ELEMENT		BUILDING CHARACTERISTICS		
CD	CONSTRUCTION			
05	AVERAGE 90			
21	STONE 10			
03	GABLE/HIP 100			
03	COMP SHNGL 100			
05	DRYWALL 100			
14	CARPET 70			
08	SHT VINYL 30			
03	CENTRAL 100			
04	AIR DUCTED 100			
3	100			
2	100			
02	WOOD FRAME 100			
1.	1. 100			
0	100			
00	NONE 100			
05	Quality Level 05			
0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC 4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	148,949
FGR	436	55	240	23,706
FOP	61	30	18	1,778
PTO	160	5	8	790
TOTALS		2,165	1,774	175,223

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,774	119.0200	107.42	190,563	2005	2005	0	0	8.05	91.95
1 SINGLE FAM - 100% - 2018										Heated Area: 1508	
										HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		175,223	
TOTAL MARKET OB/XF VALUE		3,828	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		234,051	
SOH/AGL Deduction		86,096	
ASSESSED VALUE		147,955	
TOTAL EXEMPTION VALUE		HX HB VX VP 110,773	
BASE TAXABLE VALUE		37,182	
TOTAL JUST VALUE		234,051	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10755	H/AC	0	12/01/2005
P10281	NEW CONSTR	0	11/01/2005
B16207	NEW CONSTR	115,106	10/01/2005
R08331	REPAIR/RRF	3,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0599	7/13/2017	WD Q	Q	I	01	165,000
GRANTOR: STRONG DEBRA P						
GRANTEE: LORENTSON LEROY A &						
1519/1482	8/17/2007	WD Q	Q	I		180,000
GRANTOR: GALIONE PETER J						
GRANTEE: STRONG STEVEN R & D						

EXTRA FEATURES																
L N	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	0812	CONCRETE C	0	100	0	1,100.00	SF	4.00	4.00	100	2005	2005	3	87	3,828	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W23 PTO=[YR=2005] N10 W16 S10 E16\$ W17 S31									
FGR=[YR=2005] S23 E20 N5 FOP=[YR=2005] E9 N5 W1 N2 W8 S7\$ N15									
W8 N3 W12\$ E12 S3 E8 S8 E8 S2 E12 N44\$ .									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							