

LOT 8
IN OR 1743/742
HERON ISLES PHASE #1 PB 7/40

MERCER CHAYNE
96053 STARLIGHT LANE
YULEE, FL 32097

2023

37-3N-28-0740-0008-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,086	100	107,232
FGR	440	55	23,896
FOP	115	30	3,357
FUS	900	100	88,867
TOTALS	2,541		223,351

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,262	118.4722	106.92	241,853	2006	2006	0	0	7.65	92.35

1 SINGLE FAM - 100% - 2012 Heated Area: 1986 HX Base Yr 2012

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			223,351
TOTAL MARKET OB/XF VALUE			4,576
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			282,927
SOH/AGL Deduction			137,676
ASSESSED VALUE			145,251
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			95,251
TOTAL JUST VALUE			282,927
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16915	NEW CONSTR	1,750	07/28/2006
M11195	H/AC	0	03/01/2006
P10251	NEW CONSTR	0	10/01/2005
C16139	CO ISSUED	186,304	09/01/2005
R08281	REPAIR/RRF	1,500	09/01/2005
B16139	NEW CONSTR	186,304	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1743/0742	6/07/2011	WD	U	I	11	106,900

GRANTOR: SECRETARY OF HOUSING
GRANTEE: MERCER CHAYNE

1689/0314	5/14/2010	WD	U	I	11	100
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GRANTOR: WELLS FARGO BANK N A
GRANTEE: SECRETARY OF HOUSING

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	0810	CONCRETE A	0 100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	88	3,386	
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	88	446	
3	0810	CONCRETE A	0 100	13	10	130.00	SF	6.50	6.50	100	2006	2006	3	88	744	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W30 S36 FGR=[YR=2006] S24 E20 N20 W10 N4 W10\$E10 S4 E10 FOP=[YR=2006] S4 E10 N14 W7 S7 D3 L3 \$ U3 R3 N7 E7 N30\$ PTR=E15 FUS=[YR=2006] E30 S30 W30 N30\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															4,576							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							