LOT 16
HERON ISLES PHASE #1 PB 7/40

PARRISH BRIAN D & JENNIFER/PARRISH MELINDA S
96003 STARLIGHT LN
YULEE, FL 32097

2023

37-3N-28-0740-0016-0000

BUILDING CHARACTERISTICS

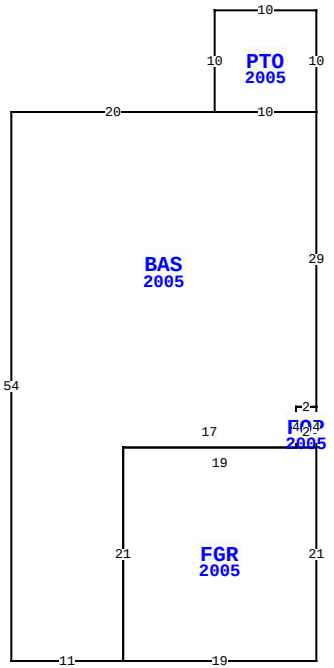
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	126,905
FGR	399	55	219	22,912
FOP	8	30	2	210
PTO	100	5	5	523
TOTALS	1,720		1,439	150,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	126.0688	113.78	163,729	2005	2005	0	0	0	8.05	91.95

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr



96003 STARLIGHT LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	150,549
TOTAL MARKET OB/XF VALUE	4,191
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	209,740
SOH/AGL Deduction	36,725
ASSESSED VALUE	173,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,015
TOTAL JUST VALUE	209,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09659	NEW CONSTR	0	04/01/2005
E14489	NEW CONSTR	0	03/01/2005
P09142	NEW CONSTR	0	03/01/2005
B14482	NEW CONSTR	93,494	02/01/2005
R07163	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/0643	7/1/2021	QC	U	I	11	145,000
GRANTOR: PARRISH JASON C & MEL						
GRANTEE: PARRISH BRIAN D & J						
1475/0198	1/30/2007	WD	U	I	08	125,000
GRANTOR: SAWYER KEITH L II & M						
GRANTEE: PARRISH JASON C & M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W10 S10 BAS=[YR=2005] W20 S54 E11 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2$ W19 S21$ N21 E17 N4 E2 N29 W10$ E10 N10 $.

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	0	39	16	624.00	SF	6.50	6.50	100	2005	2005	3	87	3,529	
2	0810	CONCRETE A	0	0	39	3	117.00	SF	6.50	6.50	100	2005	2005	3	87	662	

LAND DESCRIPTION

TOTAL OB/XF 4,191

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/29/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS