LOT 13
IN OR 2519/1324
HERON ISLES PHASE #1 PB 7/40

MIKLAS REBECCA/MIKLAS STACY LEE
96013 STARLIGHT LN
YULEE, FL 32097

**2024**

**37-3N-28-0740-0013-0000**

## BUILDING CHARACTERISTICS

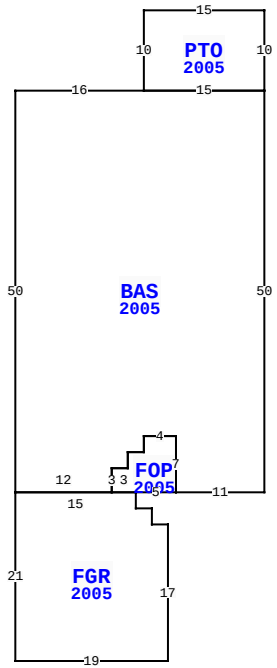
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 1,506 | 100 | 1,506 | 155,724 |
| FGR | 387 | 55 | 213 | 22,025 |
| FOP | 44 | 30 | 13 | 1,344 |
| PTO | 150 | 5 | 8 | 828 |
| TOTALS | 2,087 | | 1,740 | 179,921 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,740 | 119.0200 | 113.07 | 196,742 | 2005 | 2005 | 0 | 0 | 0 | 8.55 | 91.45 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1506 HX Base Yr 2021




96013 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 | | 179,921 |
| TOTAL MARKET OB/XF VALUE | | 7,108 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 242,029 |
| SOH/AGL Deduction | | 100,115 |
| ASSESSED VALUE | | 141,914 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 91,914 |
| TOTAL JUST VALUE | | 242,029 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 234,055 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15340 | NEW CONSTR | 2,000 | 07/01/2005 |
| M10010 | H/AC | 0 | 07/01/2005 |
| P0509514 | NEW CONSTR | 0 | 05/01/2005 |
| R07377 | REPAIR/RRF | 3,000 | 03/01/2005 |
| B14842 | NEW CONSTR | 106,647 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2519/1324 | 10/25/2021 | WD | U | I | 11 | 100 |
| GRANTOR: MIKLAS REBECCA | | | | | | |
| GRANTEE: MIKLAS REBECCA L & | | | | | | |
| 1350/1831 | 9/19/2005 | WD | Q | I | | 139,100 |
| GRANTOR: YOUNG AMERICAN HOMES | | | | | | |
| GRANTEE: MICKLAS REBECCA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2005] W15 S10 BAS=[YR=2005] W16 S50 FGR=[YR=2005] S21 E19 N17 W2 N2 W2 N2 FOP=[YR=2005] E5 N7 W4 S2 W2 S2 W2 S3 E3$ W15$ E12 N3 E2 N2 E2 N2 E4 S7 E11 N50 W15$ E15 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 89 | 3,115 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 893.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 3,993 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,108

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS