LOT 15
IN OR 1376/79
HERON ISLES PHASE #1 PB 7/40

GARCIA EDUARDO ENRIQUE
4756 LUQUI COURT
WEST PALM BEACH, FL 33415-7465

2024

37-3N-28-0740-0015-0000

BUILDING CHARACTERISTICS

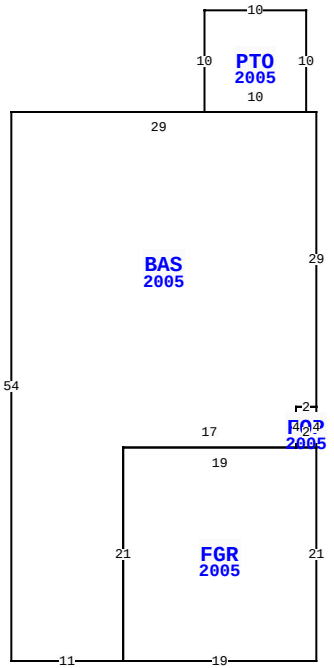
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	132,859
FGR	399	55	219	23,987
FOP	8	30	2	219
PTO	100	5	5	548
TOTALS	1,720		1,439	157,613

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	119.77	172,349	2005	2005	0	0	0	8.55	91.45

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



96005 STARLIGHT LN, YULEE

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

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	0811	CONCRETE B	0	0	0	0	568.00	SF	5.20	5.20	100	2005	2005	3	86	2,540	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	157,613
TOTAL MARKET OB/XF VALUE	2,540
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	215,153
SOH/AGL Deduction	25,569
ASSESSED VALUE	189,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,584
TOTAL JUST VALUE	215,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16048	NEW CONSTR	2,000	10/01/2005
M10551	H/AC	0	10/01/2005
P09923	NEW CONSTR	0	08/01/2005
R0507781	REPAIR/RRF	3,000	06/01/2005
B0515446	NEW CONSTR	94,494	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0079	12/22/2005	WD	Q	I		130,200
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: GARCIA EDUARDO ENRI						
1344/0784	8/23/2005	WD	U	V	19	176,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 PTO=[YR=2005] N10 W10 S10 E10$ W29 S54 E11 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2$ W19 S21$ N21 E17 N4 E2 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,540

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 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