

LOT 26
PT OR 2281/1131
HERON ISLES PHASE #1 PB 7/40

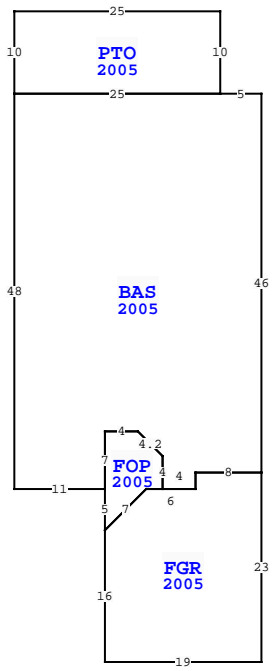
BENNETT FAMILY TRUST/BENNETT DEREK J TRUSTEE
855 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2024

37-3N-28-0740-0026-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
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		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
BAS	1,380	100	1,380
FGR	403	55	222
FOP	57	30	17
PTO	250	5	12
TOTALS	2,090		1,631

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,631	123.6444	117.46	191,577	2005	2005	0	0	0	8.55	91.45
1 SINGLE FAM - 0% - 0 Heated Area: 1380 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			175,197
TOTAL MARKET OB/XF VALUE			6,654
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			236,851
SOH/AGL Deduction			30,465
ASSESSED VALUE			206,386
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			206,386
TOTAL JUST VALUE			236,851
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15829	NEW CONSTR	106,350	01/24/2006
R08074	DEMOLITION	3,000	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/1131	6/10/2019	WD	U	I	11	100
GRANTOR: BENNETT DEREK J & MAR						
GRANTEE: BENNETT FAMILY TRUS						
1511/1278	7/10/2007	QC	U	I	01	100
GRANTOR: BENNETT MARILYN C						
GRANTEE: BENNETT DEREK J & M						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	0	36	15	540.00	SF	6.50	6.50	100	2005	2005	3	86	3,019	
3	0810	CONCRETE A	0	0	31	3	93.00	SF	6.50	6.50	100	2005	2005	3	86	520	

96042 STARLIGHT LN, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W5 PTO=[YR=2005] N10W25S10 E25\$W25S48E11
FOP=[YR=2005] S5 FGR=[YR=2005] S16E19N23W8S2W6 D5 L5 \$ U5 R5
E2N4 U3 L3 W4S7\$N7E4 D3 R3 S4 E4N2E8N46\$.

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								