LOT 34
HERON ISLES PHASE #1 PB 7/40

WEANT EMILY REID KRAUSE/WEANT SEAN MATTHEW ET AL
96110 STARLIGHT LANE
YULEE, FL 32097

2024

37-3N-28-0740-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

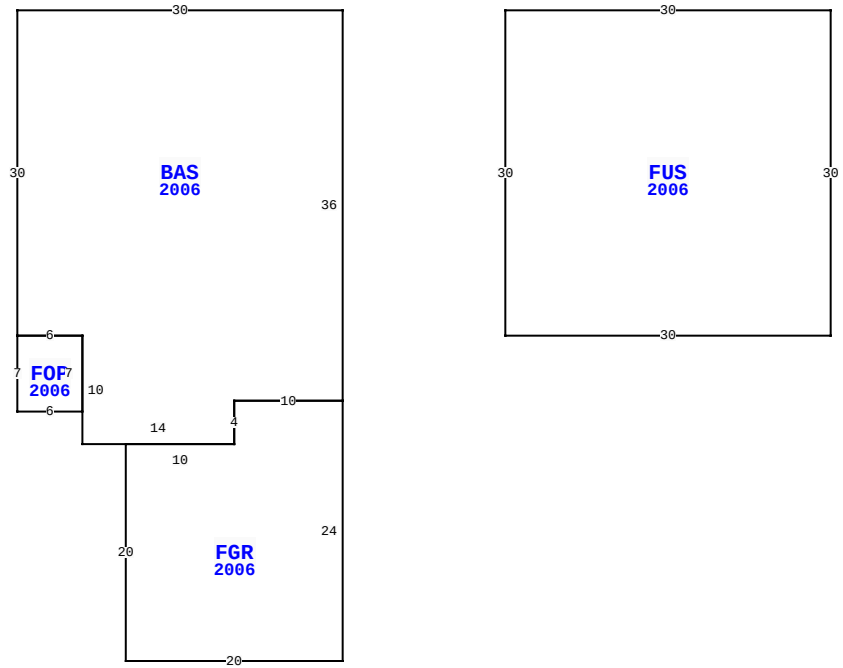
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	117,746
FGR	440	55	242	25,904
FOP	42	30	13	1,392
FUS	900	100	900	96,338
TOTALS	2,482		2,255	241,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,255	122.6764	116.54	262,798	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2000 HX Base Yr 2022



96110 STARLIGHT LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,380
TOTAL MARKET OB/XF VALUE		4,604
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		300,984
SOH/AGL Deduction		36,147
ASSESSED VALUE		264,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,837
TOTAL JUST VALUE		300,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17009	NEW CONSTR	1,800	03/01/2006
M11197	MECH OTHER	0	03/01/2006
C16979	CO ISSUED	213,990	01/01/2006
R08818	REPAIR/RRF	1,500	01/01/2006
B16979	NEW CONSTR	213,990	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1799	4/14/2021	WD	Q	I	01	257,500
GRANTOR: REYES MARIA J						
GRANTEE: KRAUSE EMILY REID &						
1450/1177	10/09/2006	WD	Q	I		214,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: REYES MARIA J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N36 W30 S30 FOP=[YR=2006] S7 E6 N7 W6$E6 S10 E14 N4 E10$W10 S4 W10 S20 E20$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30$ S30 W15$.

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	100	9	13	117.00	SF	6.50	6.50	100	2006	2006	3	87	662	
2	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	87	3,348	
3	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	2006	2006	3	87	594	

LAND DESCRIPTION

TOTAL OB/XF 4,604

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