LOT 2
HERON ISLES PHASE #1 PB 7/40

THOMPSON AUSTIN NATE
96099 STARLIGHT LN
YULEE, FL 32097

2025

37-3N-28-0740-0002-0000

BUILDING CHARACTERISTICS

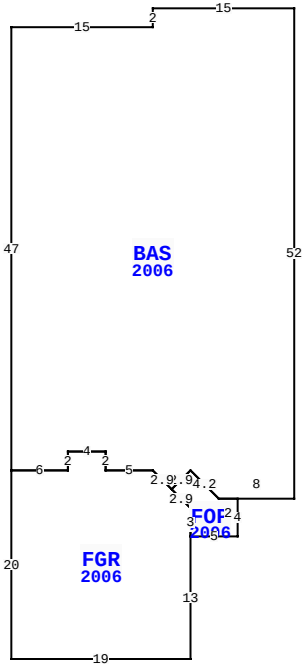
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100	2006	1,465	153,615
FGR	380	55	2006	209	21,915
FOP	29	30	2006	9	944
TOTALS	1,874			1,683	176,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,683	114.6600	114.66	192,973	2006	2006	0	0	0	8.55	91.45

1 SINGLE FAM – 100% - 2025 Heated Area: 1465 HX Base Yr 2025



96099 STARLIGHT LN, YULEE

BLD DATE		LGL DATE	05/13/2025 MLU
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		176,474
TOTAL MARKET OB/XF VALUE		5,133
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,607
SOH/AGL Deduction		0
ASSESSED VALUE		246,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,885
TOTAL JUST VALUE		246,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10966	H/AC	0	10/18/2006
E16648	NEW CONSTR	2,000	03/03/2006
P10280	NEW CONSTR	0	11/01/2005
C16206	CO ISSUED	111,273	10/01/2005
B16206	NEW CONSTR	111,273	10/01/2005
R08330	REPAIR/RRF	3,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/64	3/22/2024	WD	Q	I	01	300,000
GRANTOR: SINOR THOMAS H						
GRANTEE: THOMPSON AUSTIN NAT						
2394/0736	9/21/2020	WD	Q	I	01	195,000
GRANTOR: HORN RYAN A & SARA						
GRANTEE: SINOR THOMAS H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N13 FOP=[YR=2006] E5 N4 W2 U3 L3 L2 D2 D2 R2 S3 $ N3 U2 L2 BAS=[YR=2006] U2 R2 R3 D3 E8 N52 W15 S2 W15 S47 E6 N2 E4 S2 E5 D2 R2 $ L2 U2 W5N2W4S2W6S20 E19$.

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	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	100	41	15	615.00	SF	6.50	6.50	100	2006	2006	3	86	3,438	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2006	2006	3	86	386	
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2006	2006	3	86	470	

LAND DESCRIPTION

TOTAL OB/XF 5,133

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS