

LOT 4  
IN OR 1661/1772  
HERON ISLES PHASE #1 PB 7/40

HEAD DARRIN S  
96083 STARLIGHT LANE  
YULEE, FL 32097

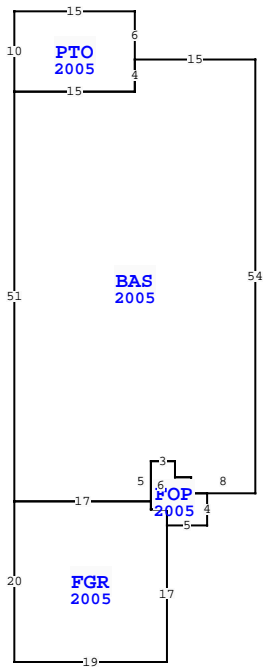
2025

37-3N-28-0740-0004-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 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	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
BAS	1,561	100	2005
FGR	378	55	2005
FOP	40	30	2005
PTO	150	5	2005
TOTALS	2,129		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2007			Heated Area: 1561			HX Base Yr 2007					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		181,898	
TOTAL MARKET OB/XF VALUE		2,782	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		249,680	
SOH/AGL Deduction		124,067	
ASSESSED VALUE		125,613	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		74,891	
TOTAL JUST VALUE		249,680	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705396	H/AC	0	09/01/2017
E16138	NEW CONSTR	2,000	11/01/2005
M10605	H/AC	0	11/01/2005
P10155	NEW CONSTR	0	10/01/2005
R08156	REPAIR/RRF	3,000	08/01/2005
B15941	NEW CONSTR	116,323	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1661/1772	1/20/2010	QC	U	I	11	100
GRANTOR: HEAD HOLLY						
GRANTEE: HEAD DARRIN						
1397/1777	3/22/2006	WD	Q	I		187,500
GRANTOR: PRICE DAVID J & MELAN						
GRANTEE: HEAD DARRIN S & HOL						

EXTRA FEATURES		96083 STARLIGHT LN, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2005	2005	3	84	2,782	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W15 PTO=[YR=2005] N6 W15 S10 E15 N4\$ S4 W15 S51	
FGR=[YR=2005] S20 E19 N17 FOP=[YR=2005] E5 N4 W2 N2 W2 N2 W3	
S6 E2 S2\$ N2 W2 N1 W17\$ E17 N5 E3 S2 E2 S2 E8 N54\$ .	

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	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							