

LOT 5  
IN OR 1376/1489  
HERON ISLES PHASE #1 PB 7/40

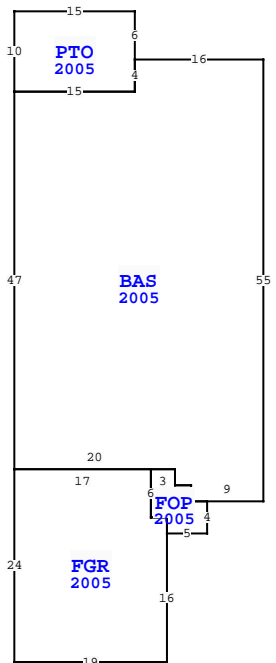
WINSTON LINDA M  
96075 STARLIGHT LANE  
YULEE, FL 32097

**2025**

37-3N-28-0740-0005-0000

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	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	444	55	2005
FOP	40	30	2005
PTO	150	5	2005
TOTALS	2,195		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2006											
Heated Area: 1561											
HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		188,097	
TOTAL MARKET OB/XF VALUE		6,229	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		259,326	
SOH/AGL Deduction		128,524	
ASSESSED VALUE		130,802	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		80,080	
TOTAL JUST VALUE		259,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,049	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16137	NEW CONSTR	2,000	11/01/2005
M10606	H/AC	0	11/01/2005
P09925	NEW CONSTR	0	08/01/2005
R0507777	REPAIR/RRF	3,000	06/01/2005
B0515441	NEW CONSTR	116,223	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1489	12/27/2005	WD	Q	I		145,500
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WINSTON LINDA M						
1344/0784	8/23/2005	WD	U	V	19	176,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

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	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	721.00	SF	5.20	5.20	100	2005	2005	3	84	3,149	
TOTALS																
TOTAL OB/XF 6,229																

LAND DESCRIPTION																								
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							