

LOT 7  
IN OR 2144/121  
HERON ISLES PHASE #1 PB 7/40

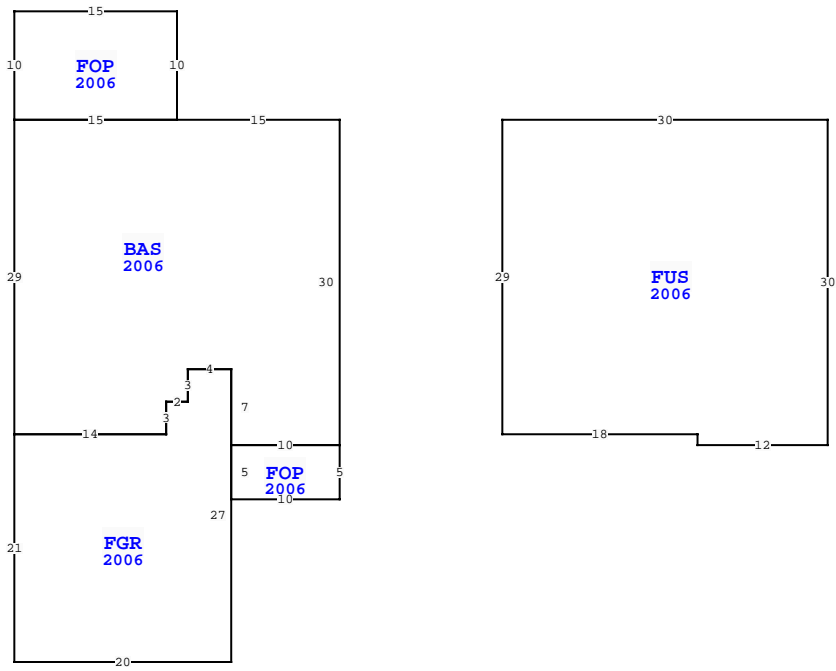
LOGGINS NICOLE LAURAN  
96059 STARLIGHT LANE  
YULEE, FL 32097

**2025**

37-3N-28-0740-0007-0000

ELEMENT		CD	CONSTRUCTION
Exterior Wall	05	AVERAGE	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	850	100	2006
FGR	450	55	2006
FOP	50	30	2006
FOP	150	30	2006
FUS	882	100	2006
TOTALS	2,382		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,040	115.1451	115.15	234,906	2006	2006	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2018			Heated Area: 1732			HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			214,587
TOTAL MARKET OB/XF VALUE			4,695
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			284,282
SOH/AGL Deduction			107,365
ASSESSED VALUE			176,917
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			126,195
TOTAL JUST VALUE			284,282
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11015	H/AC	0	02/01/2006
E15823	NEW CONSTR	1,500	09/01/2005
P10042	NEW CONSTR	0	09/01/2005
C15837	CO ISSUED	167,490	08/01/2005
R08082	REPAIR/RRF	1,500	08/01/2005
B15837	NEW CONSTR	167,490	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0121	8/30/2017	WD Q	Q	I	01	174,500
GRANTOR: CAMPESE MATTHEW JACOB						
GRANTEE: LOGGINS NICOLE LAUR						
1411/0148	5/10/2006	WD Q	Q	I		175,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CAMPESE MATTHEW JAC						

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	0810	CONCRETE A	0	100	16	48			6.50	100	2006	2006	3	86	4,293	
2	0810	CONCRETE A	0	100	24	3			6.50	100	2006	2006	3	86	402	

TOTAL OB/XF										4,695						
96059 STARLIGHT LN, YULEE										BLD DATE		LGL DATE		05/13/2025	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] N30 W15 FOP=[YR=2006] N10 W15 S10 E15\$W15 S29									
FGR=[YR=2006] S21 E20 N27 W4 S3 W2 S3 W14\$ E14 N3 E2 N3 E4									
S7 FOP=[YR=2006] S5 E10 N5 W10\$E10\$ PTR=N1E15 FUS=[YR=2006]									
N29 E30 S30 W12 N1 W18 \$ W15S1\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,695				
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							