

LOT 8
IN OR 1743/742
HERON ISLES PHASE #1 PB 7/40

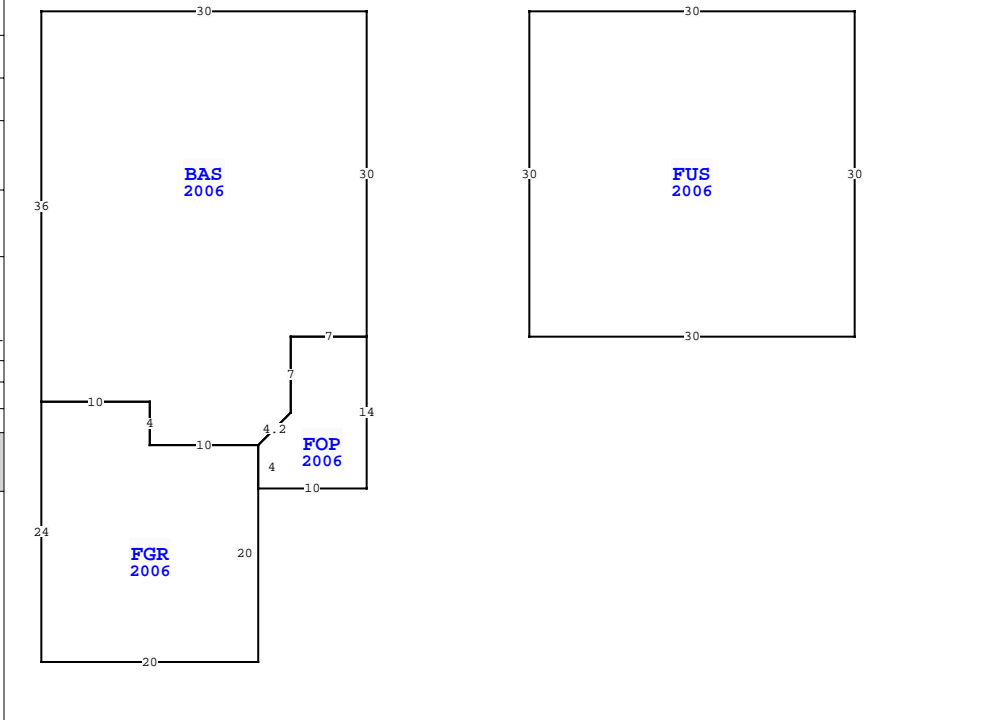
MERCER CHAYNE
96053 STARLIGHT LANE
YULEE, FL 32097

2025

37-3N-28-0740-0008-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	14 CARPET 70
Interior Floor	08 SHT VINYL 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,262	113.0871	113.09	255,810	2006	2006	0	0	0	8.65	91.35		



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	1,086	100	2006	1,086	112,192
FGR	440	55	2006	242	25,001
FOP	115	30	2006	34	3,512
FUS	900	100	2006	900	92,977
TOTALS	2,541			2,262	233,682

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	37	16			6.50	100	2006	2006	3	86	3,309	
2	0810	CONCRETE A	0	100	26	3			6.50	100	2006	2006	3	86	436	
3	0810	CONCRETE A	0	100	13	10			6.50	100	2006	2006	3	86	727	

BLD DATE		LGL DATE		05/13/2025		MLU	
XF DATE		LAND DATE					
INC DATE		AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			233,682
TOTAL MARKET OB/XF VALUE			4,472
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			303,154
SOH/AGL Deduction			149,206
ASSESSED VALUE			153,948
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			103,226
TOTAL JUST VALUE			303,154
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16915	NEW CONSTR	1,750	07/28/2006
M11195	H/AC	0	03/01/2006
P10251	NEW CONSTR	0	10/01/2005
C16139	CO ISSUED	186,304	09/01/2005
R08281	REPAIR/RRF	1,500	09/01/2005
B16139	NEW CONSTR	186,304	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1743/0742	6/07/2011	WD U	I	I	11	106,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MERCER CHAYNE						
1678/0624	5/24/2010	CT U	I	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W30 S36 FGR=[YR=2006] S24 E20 N20 W10 N4 W10\$E10 S4 E10 FOP=[YR=2006] S4 E10 N14 W7 S7 D3 L3 \$ U3 R3 N7 E7 N30\$ PTR=E15 FUS=[YR=2006] E30 S30 W30 N30\$ W15\$.	

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							