

LOT 12  
IN OR 1377/1330  
HERON ISLES PHASE #1 PB 7/40

HARDENBROOK A STEWART & DONNA L  
96021 STARLIGHT LANE  
YULEE, FL 32097

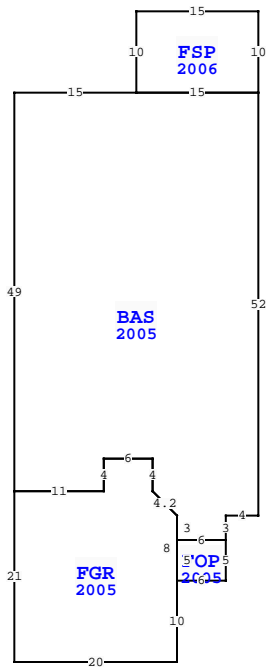
2025

37-3N-28-0740-0012-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	11	CLAY TILE 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	1,499	100	2005
FGR	440	55	2005
FOP	30	30	2005
FSP	150	40	2006
TOTALS	2,119		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,810	118.4400	118.44	214,376	2005	2005	0	0	0	9.33	90.67
1 SINGLE FAM - 100% - 2006			Heated Area: 1499			HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			194,375
TOTAL MARKET OB/XF VALUE			6,361
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			265,736
SOH/AGL Deduction			3,192
ASSESSED VALUE			262,544
TOTAL EXEMPTION VALUE	13		262,544
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			265,736
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10509	H/AC	0	10/01/2005
P09968	NEW CONSTR	0	09/01/2005
E15534	NEW CONSTR	2,000	08/01/2005
R08020	REPAIR/RRF	1,500	08/01/2005
B15745	NEW CONSTR	154,785	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1330	12/30/2005	WD Q	Q	I		166,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HARDENBROOK A STEWA						
1333/1709	7/18/2005	WD U	V	19		351,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005
2	0810	CONCRETE A	0	100	0	601.00	SP	6.50	6.50	100	2005	2005
TOTALS												

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2006] W15 S10 BAS=[YR=2005] W15 S49 FGR=[YR=2005] S21 E20 N10 FOP=[YR=2005] E6 N5 W6 S5 \$ N8 L3 U3 N4 W6 S4 W11 \$ E11 N4 E6 S4 D3 R3 S3 E6 N3 E4 N52 W15 \$ E15 N10 \$ .	

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	CONSVR	
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								