

LOT 18
IN OR 1411/174
HERON ISLES PHASE #1 PB 7/40

PACIUS WOINA
96002 STARLIGHT LANE
YULEE, FL 32097

2025

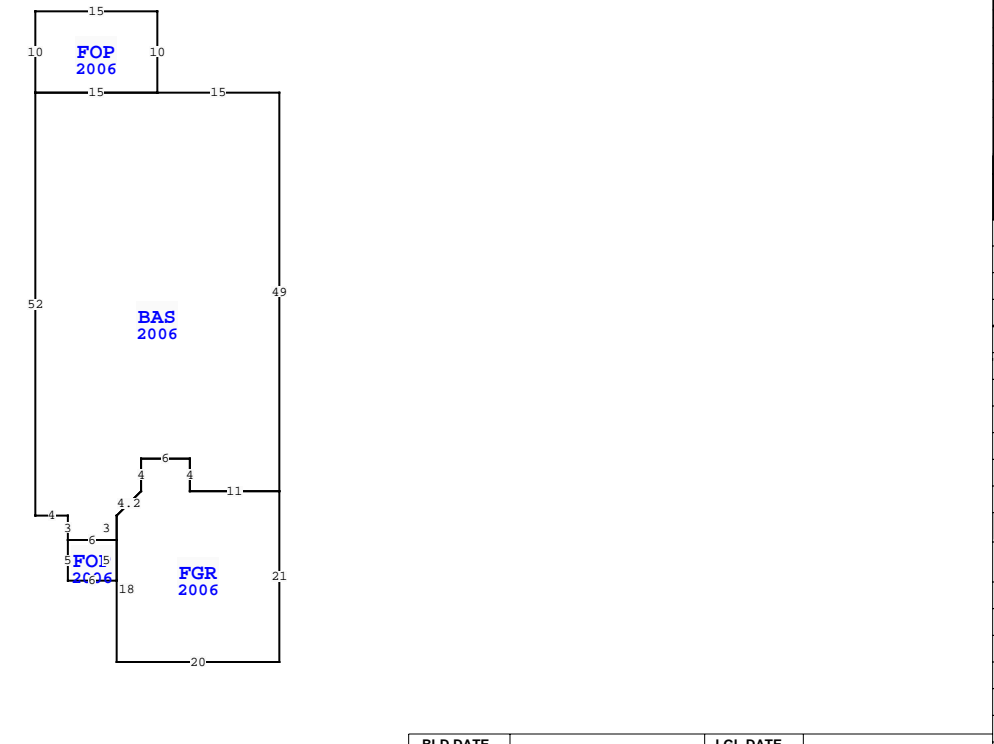
37-3N-28-0740-0018-0000



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	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	1,795	114.3450	114.34	205,240	2006	2006	0	0	8.65	91.35

1 SINGLE FAM - 100% - 2007 Heated Area: 1499 HX Base Yr 2007



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	1,499	100	2006	1,499	156,570
FGR	440	55	2006	242	25,277
FOP	30	30	2006	9	940
FOP	150	30	2006	45	4,700
TOTALS	2,119			1,795	187,487

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			187,487
TOTAL MARKET OB/XF VALUE			11,737
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			264,224
SOH/AGL Deduction			131,398
ASSESSED VALUE			132,826
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			82,104
TOTAL JUST VALUE			264,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105554	ROOF	15,000	05/03/2021
B26083	ADDITION	800	05/01/2012
M11061	H/AC	0	04/28/2006
E16591	NEW CONSTR	1,950	04/28/2006
P10363	NEW CONSTR	0	04/28/2006
M11061	H/AC	0	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0174	5/10/2006	WD Q	Q	I		191,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PACIUS WOINA						
1341/1484	8/15/2005	WD U	V	19		328,500
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0 100	85	16	1,360.00	SF	6.50	6.50	100	2006	2006	3	86	7,602	
3	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	2006	2006	3	86	302	
4	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	2012	2012	3	92	718	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU
96002 STARLIGHT LN, YULEE			
TOTAL OB/XF 11,737			

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N49 W15 FOP=[YR=2006] N10 W15 S10 E15\$W15 S52 E4 S3 FOP=[YR=2006] S5 E6 N5 W6\$ E6N3 U3 R3 N4 E6 S4 E11\$W11 N4 W6 S4 D3 L3 S18 E20\$.	

LAND DESCRIPTION		TOTAL OB/XF 11,737																						
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							