

LOT 24  
IN OR 1634/285  
HERON ISLES PHASE #1 PB 7/40

WILLIAMS DEBORAH LYNN  
96028 STARLIGHT LANE  
YULEE, FL 32097

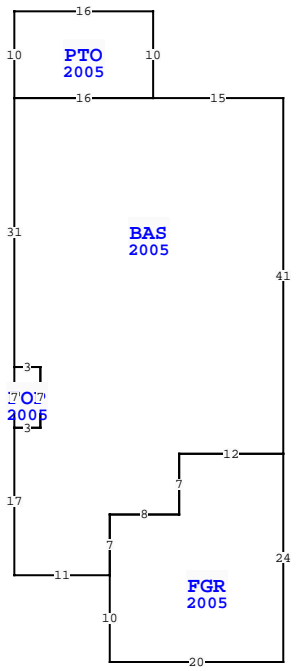
2025

37-3N-28-0740-0024-0000



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	05	AVERAGE	90		
Exterior Wall	20	FACE BRICK	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	2005	1,460	149,843
FGR	424	55	2005	233	23,914
FOP	21	30	2005	6	616
PTO	160	5	2005	8	821
TOTALS	2,065			1,707	175,193

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2010		Heated Area: 1460		HX Base Yr 2010				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			175,193
TOTAL MARKET OB/XF VALUE			3,141
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			243,334
SOH/AGL Deduction			121,095
ASSESSED VALUE			122,239
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			71,517
TOTAL JUST VALUE			243,334
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1634/0285	8/06/2009	WD Q	I	01	130,050
GRANTOR: GOYETTE ARTHUR R & HE					
GRANTEE: WILLIAMS DEBORAH LY					
1582/0741	8/26/2008	WD Q	I	01	100
GRANTOR: CARTER HELENE TRUSTEE					
GRANTEE: GOYETTE ARTHUR R &					

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	0811	CONCRETE B	0	100	0	0			719.00	SF	5.20				5.20	3,141

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2005] W15 PTO=[YR=2005] N10 W16 S10 E16 \$ W16 S31			
FOP=[YR=2005] S7 E3 N7 W3 \$ E3 S7 W3 S17 E11 FGR=[YR=2005]			
S10 E20 N24 W12 S7 W8 S7 \$ N7 E8 N7 E12 N41 \$ .			

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	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							