LOT 1
IN OR 2133/599
HERON ISLES PHASE #1 PB 7/40

LORENTSON LEROY A & ALEXIS M
96107 STARLIGHT LN
YULEE, FL 32097

**2026**

**37-3N-28-0740-0001-0000**

## BUILDING CHARACTERISTICS

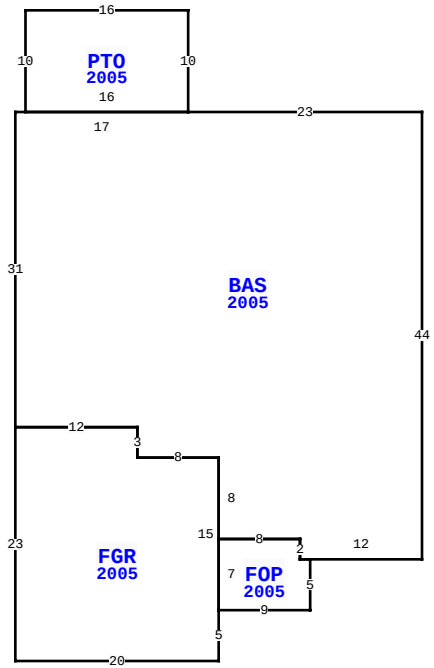
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 03 | Quality Level 03 |
| 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 | 1,508 | 100 | 2005 | 1,508 | 154,569 |
| FGR | 436 | 55 | 2005 | 240 | 24,599 |
| FOP | 61 | 30 | 2005 | 18 | 1,845 |
| PTO | 160 | 5 | 2005 | 8 | 820 |
| TOTALS | 2,165 | | | 1,774 | 181,833 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,774 | 108.2000 | 113.61 | 201,544 | 2005 | 2005 | 0 | 0 | 0 | 9.78 | 90.22 |

1 SINGLE FAM 100% - 2018 Heated Area: 1508 HX Base Yr 2018




96107 STARLIGHT LN, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 181,833 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 246,833 |
| SOH/AGL Deduction | | 85,786 |
| ASSESSED VALUE | | 161,047 |
| TOTAL EXEMPTION VALUE | HX HB VX VP | 150,583 |
| BASE TAXABLE VALUE | | 10,464 |
| TOTAL JUST VALUE | | 246,833 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,537 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M10755 | H/AC | 0 | 12/01/2005 |
| P10281 | NEW CONSTR | 0 | 11/01/2005 |
| B16207 | NEW CONSTR | 115,106 | 10/01/2005 |
| R08331 | REPAIR/RRF | 3,000 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2133/0599 | 7/13/2017 | WD | Q | I | 01 | 165,000 |
| GRANTOR: STRONG DEBRA P | | | | | | |
| GRANTEE: LORENTSON LEROY A & | | | | | | |
| 1519/1482 | 8/17/2007 | WD | Q | I | | 180,000 |
| GRANTOR: GALIONE PETER J | | | | | | |
| GRANTEE: STRONG STEVEN R & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W23 PTO=[YR=2005] N10 W16 S10 E16$ W17 S31
FGR=[YR=2005] S23 E20 N5 FOP=[YR=2005] E9 N5 W1 N2 W8 S7$ N15
W8 N3 W12$ E12 S3 E8 S8 E8 S2 E12 N44$ .

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS