LOT 3
IN OR 2037/721
HERON ISLES PHASE #1 PB 7/40

CALLAHAN TIMOTHY M & ELIZABETH E
96089 STARLIGHT LANE
YULEE, FL 32097

2026

37-3N-28-0740-0003-0000

BUILDING CHARACTERISTICS

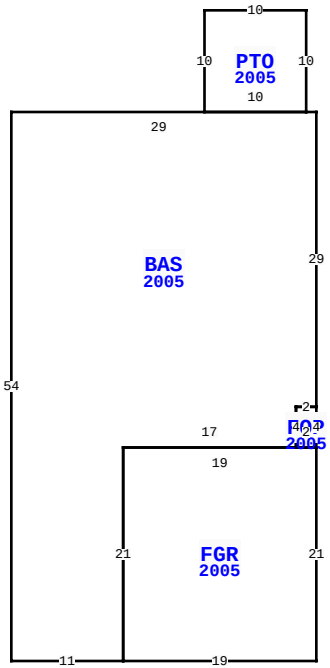
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	2005	1,213	131,696
FGR	399	55	2005	219	23,777
FOP	8	30	2005	2	217
PTO	100	5	2005	5	543
TOTALS	1,720			1,439	156,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	114.6080	120.34	173,169	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 0% - 0 Heated Area: 1213 HX Base Yr



96089 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	156,233
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	221,233
SOH/AGL Deduction	0
ASSESSED VALUE	221,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,233
TOTAL JUST VALUE	221,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104424	ROOF	3,015	04/09/2021
B1906682	(2) WINDOWS	3,015	08/01/2019
M000144	H/AC	0	08/01/2005
E0515243	NEW CONSTR	0	06/01/2005
P0509611	NEW CONSTR	0	06/01/2005
B15071	NEW CONSTR	94,494	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2037/0721	3/29/2016	WD	Q	I	01	122,500
GRANTOR: WALTON CHRISTOPHER S						
GRANTEE: CALLAHAN TIMOTHY M						
1354/1090	10/03/2005	WD	Q	I		129,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WALTON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 PTO=[YR=2005] N10 W10 S10 E10$ W29 S54 E11
FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2$ W19 S21$ N21
E17 N4 E2 N29$.

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	0		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