LOT 5
IN OR 1376/1489
HERON ISLES PHASE #1 PB 7/40

WINSTON LINDA M
96075 STARLIGHT LANE
YULEE, FL 32097

2026

37-3N-28-0740-0005-0000

BUILDING CHARACTERISTICS

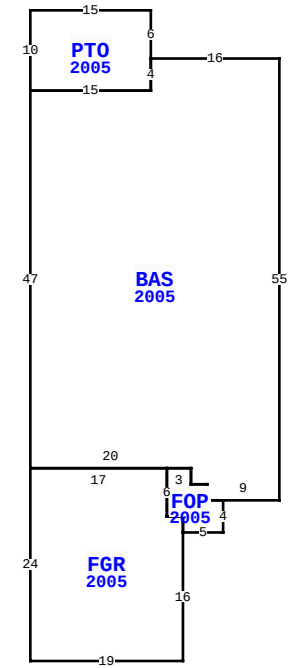
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,561	100	2005	1,561	160,001
FGR	444	55	2005	244	25,010
FOP	40	30	2005	12	1,230
PTO	150	5	2005	8	820
TOTALS	2,195			1,825	187,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	108.2000	113.61	207,338	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2006 Heated Area: 1561 HX Base Yr 2006



96075 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		187,060
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		255,105
SOH/AGL Deduction		120,771
ASSESSED VALUE		134,334
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,923
TOTAL JUST VALUE		255,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16137	NEW CONSTR	2,000	11/01/2005
M10606	H/AC	0	11/01/2005
P09925	NEW CONSTR	0	08/01/2005
R0507777	REPAIR/RRF	3,000	06/01/2005
B0515441	NEW CONSTR	116,223	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1489	12/27/2005	WD	Q	I		145,500
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WINSTON LINDA M						
1344/0784	8/23/2005	WD	U	V	19	176,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N6 W15 S10 E15 N4$ S4 W15 S47 FGR=[YR=2005] S24 E19 N16 FOP=[YR=2005] E5 N4 W2 N2 W2 N2 W3 S6 E2 S2$ N2 W2 N6 W17$ E20 S2 E2 S2 E9 N55$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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