LOT 7
HERON ISLES PHASE #1 PB 7/40

BOYLES TREVOR ALEXANDER & AUDREY MICHELLE
96059 STARLIGHT LANE
YULEE, FL 32097

2026

37-3N-28-0740-0007-0000

BUILDING CHARACTERISTICS

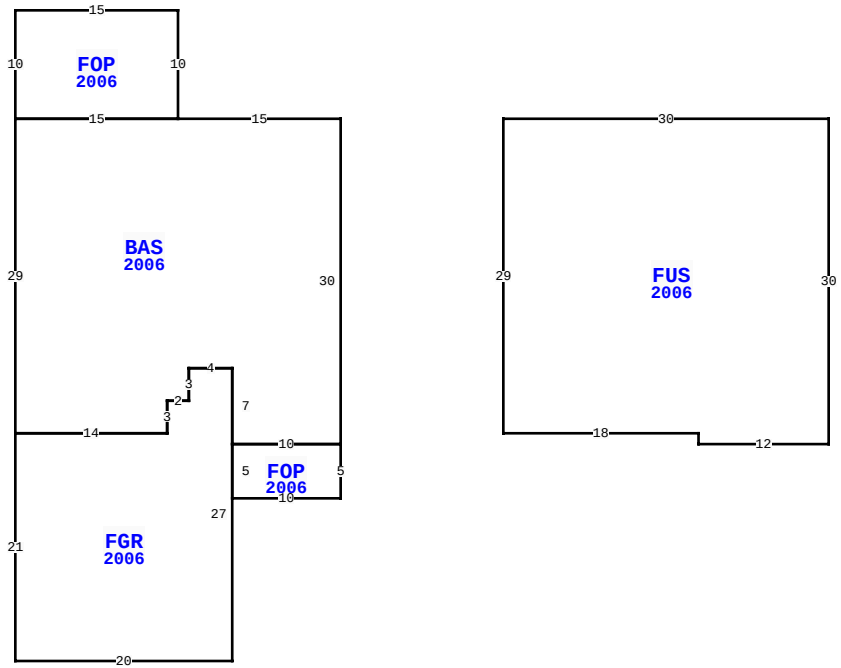
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	850	100	2006	850	88,746
FGR	450	55	2006	248	25,893
FOP	50	30	2006	15	1,566
FOP	150	30	2006	45	4,699
FUS	882	100	2006	882	92,086
TOTALS	2,382			2,040	212,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	109.6620	115.15	234,906	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2026 Heated Area: 1732 HX Base Yr 2026



96059 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		212,989
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		277,989
SOH/AGL Deduction		0
ASSESSED VALUE		277,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,578
TOTAL JUST VALUE		277,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11015	H/AC	0	02/01/2006
E15823	NEW CONSTR	1,500	09/01/2005
P10042	NEW CONSTR	0	09/01/2005
C15837	CO ISSUED	167,490	08/01/2005
R08082	REPAIR/RRF	1,500	08/01/2005
B15837	NEW CONSTR	167,490	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2822/815	10/14/2025	WD	Q	I	01	315,000
GRANTOR: LOGGINS NICOLE LAURAN						
GRANTEE: BOYLES TREVOR ALEXA						
2144/0121	8/30/2017	WD	Q	I	01	174,500
GRANTOR: CAMPESE MATTHEW JACOB						
GRANTEE: LOGGINS NICOLE LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N30 W15 FOP=[YR=2006] N10 W15 S10 E15$W15 S29 FGR=[YR=2006] S21 E20 N27 W4 S3 W2 S3 W14$ E14 N3 E2 N3 E4 S7 FOP=[YR=2006] S5 E10 N5 W10$E10$ PTR=N1E15 FUS=[YR=2006] N29 E30 S30 W12 N1 W18 $ W15S1$.

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