LOT 8
IN OR 1743/742
HERON ISLES PHASE #1 PB 7/40

MERCER CHAYNE
96053 STARLIGHT LANE
YULEE, FL 32097

2026

37-3N-28-0740-0008-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

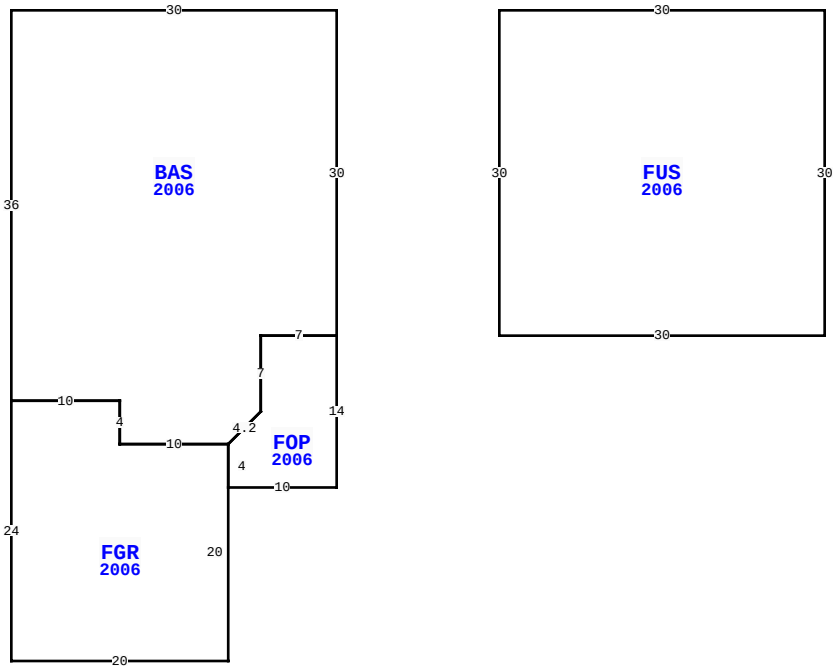
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	2006	1,086	111,357
FGR	440	55	2006	242	24,815
FOP	115	30	2006	34	3,486
FUS	900	100	2006	900	92,285
TOTALS	2,541			2,262	231,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	107.7020	113.09	255,810	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2012 Heated Area: 1986 HX Base Yr 2012



96053 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		231,943
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		296,943
SOH/AGL Deduction		138,838
ASSESSED VALUE		158,105
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,694
TOTAL JUST VALUE		296,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16915	NEW CONSTR	1,750	07/28/2006
M11195	H/AC	0	03/01/2006
P10251	NEW CONSTR	0	10/01/2005
C16139	CO ISSUED	186,304	09/01/2005
R08281	REPAIR/RRF	1,500	09/01/2005
B16139	NEW CONSTR	186,304	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1743/0742	6/07/2011	WD	U	I	11	106,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MERCER CHAYNE						
1678/0624	5/24/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S36 FGR=[YR=2006] S24 E20 N20 W10 N4 W10$E10 S4 E10 FOP=[YR=2006] S4 E10 N14 W7 S7 D3 L3 $ U3 R3 N7 E7 N30$ PTR=E15 FUS=[YR=2006] E30 S30 W30 N30$ W15$.

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