LOT 10
IN OR 2207/1130
HERON ISLES PHASE #1 PB 7/40

CARVALHO ROSS & KARA L
96035 STARLIGHT LANE
YULEE, FL 32097

2026

37-3N-28-0740-0010-0000

NASSAU COUNTY PROPERTY

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

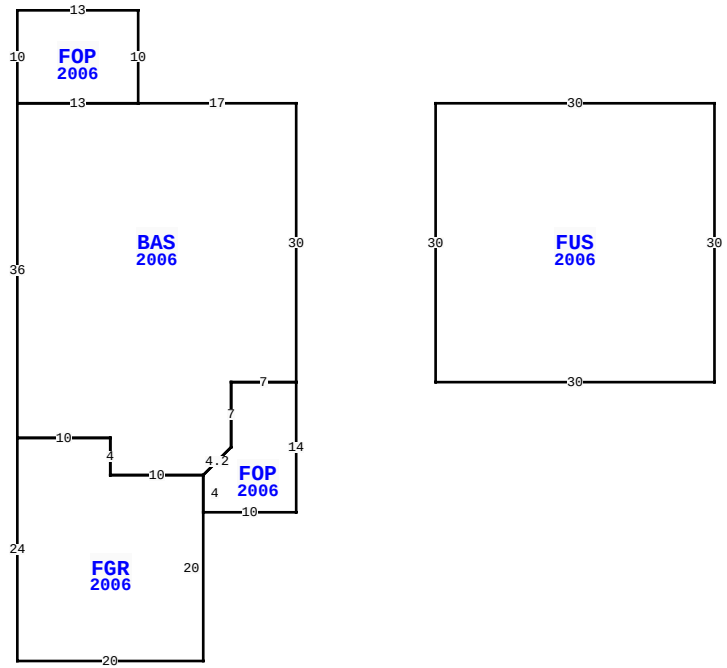
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

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
FOP	130	30	2006	39	3,999
FUS	900	100	2006	900	92,285
TOTALS	2,671			2,301	235,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	107.7020	113.09	260,220	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2019 Heated Area: 1986 HX Base Yr 2019



96035 STARLIGHT LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,941
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		304,021
SOH/AGL Deduction		95,601
ASSESSED VALUE		208,420
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,009
TOTAL JUST VALUE		304,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1706229	H/AC	0	10/01/2017
E16823	NEW CONSTR	1,300	02/01/2006
M11025	H/AC	0	02/01/2006
P10359	NEW CONSTR	0	11/01/2005
C16179	CO ISSUED	190,275	09/01/2005
R08309	REPAIR/RRF	1,500	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/1130	7/02/2018	WD	Q	I	01	209,000
GRANTOR: O'CONNOR DANIEL & TIF						
GRANTEE: CARVALHO ROSS & KAR						
1662/1755	12/29/2009	WD	U	I	12	141,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: O'CONNOR DANIEL						

BUILDING NOTES

EXTRA FEATURES

L N	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	2006	2006	3	88	3,080	

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] N10 W13 S10 E13$W13 S36
FGR=[YR=2006] S24 E20 N20 W10 N4 W10$E10 S4 E10 FOP=[YR=2006]
S4 E10 N14 W7 S7 L3 D3 $ U3 R3 N7 E7 N30$ PTR=E15
FUS=[YR=2006] E30 S30 W30 N30$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,080

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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