LOT 11
HERON ISLES PHASE #1 PB 7/40

DE ANDA CLARA MADRIGAL
96029 STARLIGHT LANE
YULEE, FL 32097

2026

37-3N-28-0740-0011-0000

BUILDING CHARACTERISTICS

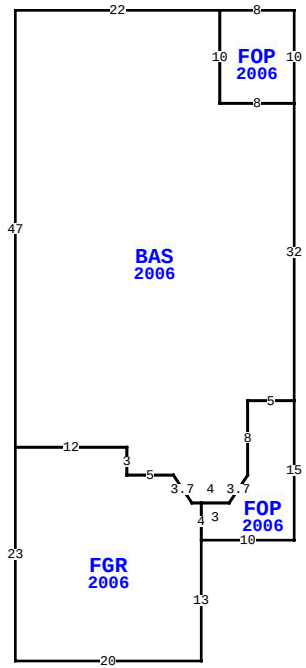
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,362	100	2006	1,362	142,511
FGR	430	55	2006	236	24,693
FOP	80	30	2006	24	2,512
FOP	98	30	2006	29	3,035
TOTALS	1,970			1,651	172,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	109.9000	115.40	190,525	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2024 Heated Area: 1362 HX Base Yr 2024



96029 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		172,749
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		237,749
SOH/AGL Deduction		0
ASSESSED VALUE		237,749
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,338
TOTAL JUST VALUE		237,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16422	NEW CONSTR	1,500	12/01/2005
M10856	H/AC	0	12/01/2005
P10089	NEW CONSTR	0	09/01/2005
C15884	CO ISSUED	148,990	08/01/2005
R08113	REPAIR/RRF	1,500	08/01/2005
B15884	NEW CONSTR	148,990	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/339	5/26/2023	WD	Q	I	01	289,000
GRANTOR: LATHROP COURTNEY L						
GRANTEE: DE ANDA CLARA MADRI						
2239/0463	11/21/2018	WD	Q	I	01	181,000
GRANTOR: ROBERTSON JAY W & SAB						
GRANTEE: LATHROP COURTNEY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N32 FOP=[YR=2006] N10 W8 S10 E8$W8 N10 W22 S47 FGR=[YR=2006] S23 E20 N13 FOP=[YR=2006] E10 N15 W5 S8 D3 L2 W3 S4$N4 W1 U3 L2 W5 N3 W12$E12 S3 E5 R2 D3 E4 U3 R2 N8 E5$.

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