LOT 14
HERON ISLES PHASE #1 PB 7/40

ARCENEAUX DEREK
96009 STARLIGHT LN
YULEE, FL 32097

2026

37-3N-28-0740-0014-0000

BUILDING CHARACTERISTICS

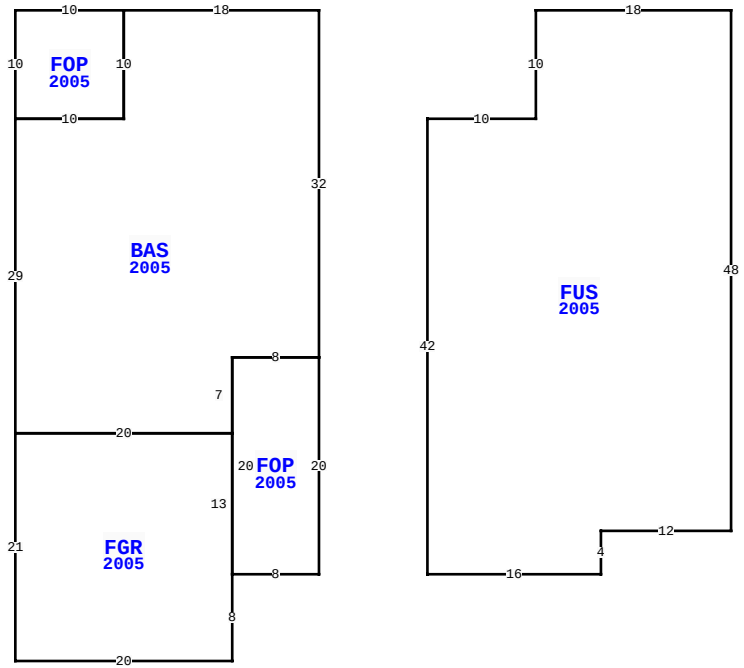
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	936	100	2005	936	91,252
FGR	420	55	2005	231	22,521
FOP	100	30	2005	30	2,925
FOP	160	30	2005	48	4,680
FUS	1,308	100	2005	1,308	127,519
TOTALS	2,924			2,553	248,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	102.9120	108.06	275,877	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2024 Heated Area: 2244 HX Base Yr 2024



96009 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		248,896
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		316,941
SOH/AGL Deduction		0
ASSESSED VALUE		316,941
TOTAL EXEMPTION VALUE	HX HB AM	207,092
BASE TAXABLE VALUE		109,849
TOTAL JUST VALUE		316,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16049	NEW CONSTR	2,000	10/01/2005
M10552	H/AC	0	10/01/2005
P09924	NEW CONSTR	0	08/01/2005
R0507631	REPAIR/RRF	3,000	05/01/2005
B0515228	NEW CONSTR	161,198	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/1413	4/29/2022	WD	Q	I	01	352,000
GRANTOR: KILLMEYER SARA						
GRANTEE: ARCENEAUX DEREK						
2176/0679	2/09/2018	WD	Q	I	01	189,000
GRANTOR: MIKLAS JAMIE P						
GRANTEE: KILLMEYER SARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W10 S10 E10 N10$ S10 W10 S29FGR=[YR=2005] S21 E20 N8 FOP=[YR=2005] E8 N20 W8 S20$ N13 W20$ E20 N7 E8 N32$ PTR=E10S10 FUS=[YR=2005] E10 N10 E18 S48 W12 S4 W16 N42$N10W10$.

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