LOT 20
HERON ISLES PHASE #1 PB 7/40

UNSEN DALTON & LIAN
96006 STARLIGHT LANE
YULEE, FL 32097

2026

37-3N-28-0740-0020-0000

BUILDING CHARACTERISTICS

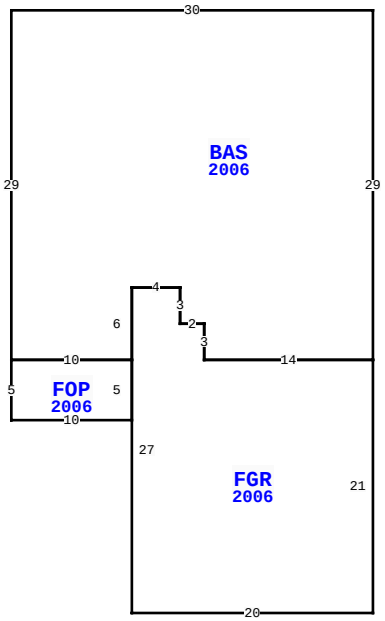
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	

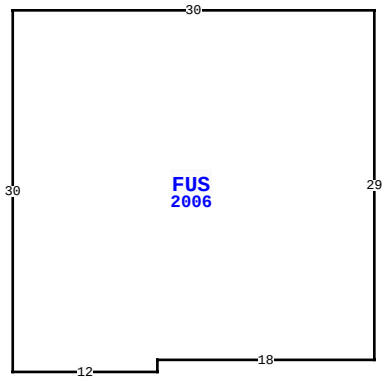
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2006	840	85,348
FGR	450	55	2006	248	25,198
FOP	50	30	2006	15	1,524
FUS	882	100	2006	882	89,616
TOTALS	2,222			1,985	201,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,985	106.7220	112.06	222,439	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2026 Heated Area: 1722 HX Base Yr 2026





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

96006 STARLIGHT LN, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,685
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		266,685
SOH/AGL Deduction		0
ASSESSED VALUE		266,685
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,274
TOTAL JUST VALUE		266,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007512	REPAIR/RRF	0	09/01/2020
E16693	NEW CONSTR	1,900	02/01/2006
M11014	H/AC	0	02/01/2006
P10364	NEW CONSTR	0	11/01/2005
C16178	CO ISSUED	169,465	09/01/2005
R08308	REPAIR/RRF	1,500	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2777/825	3/21/2025	WD	Q	I	01	320,000
GRANTOR: BECK KATHRYN L						
GRANTEE: UNSEN DALTON & LIAN						
2403/1185	10/23/2020	WD	Q	I	01	214,900
GRANTOR: NEUBAUER MICHAEL A &						
GRANTEE: BECK KATHRYN L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10$E10 N6 E4 S3 E2 S3 E14$W14 N3 W2 N3 W4 S27 E20$ PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 $ W15S20$.

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