LOT 21
IN OR 1902/1721
HERON ISLES PHASE #1 PB 7/40

IH3 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2026

37-3N-28-0740-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

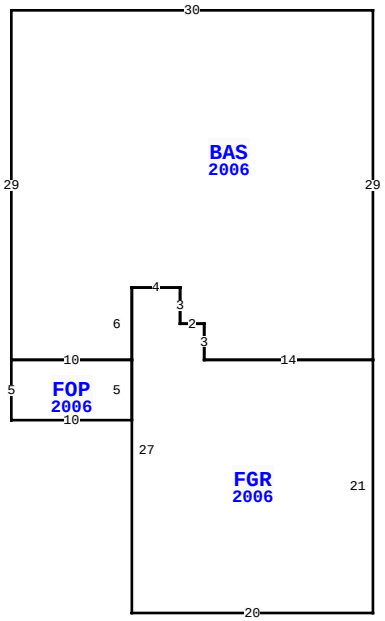
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

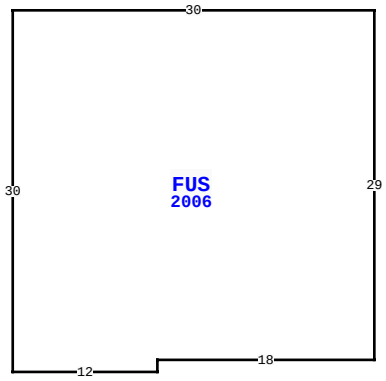
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2006	840	85,348
FGR	450	55	2006	248	25,198
FOP	50	30	2006	15	1,524
FUS	882	100	2006	882	89,616
TOTALS	2,222			1,985	201,685

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 0% - 0 Heated Area: 1722 HX Base Yr





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

96010 STARLIGHT LN, YULEE

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	0
BASE TAXABLE VALUE	266,685
TOTAL JUST VALUE	266,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16460	NEW CONSTR	1,900	12/01/2005
M10860	H/AC	0	12/01/2005
P10216	NEW CONSTR	0	10/01/2005
C15937	CO ISSUED	177,990	08/01/2005
R08152	REPAIR/RRF	1,500	08/01/2005
B15937	NEW CONSTR	177,990	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1902/1721	2/07/2014	SW	Q	I	02	125,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: IH3 PROPERTY FLORID						
1877/1753	9/09/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

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 $ W15 S20$.

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	0		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