LOT 23
HERON ISLES PHASE #1 PB 7/40

LIBBY RYAN
96020 STARLIGHT LN
YULEE, FL 32097

2026

37-3N-28-0740-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

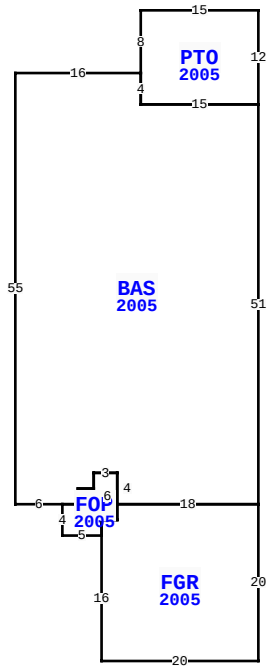
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,629	100	2005	1,629	173,467
FGR	396	55	2005	218	23,215
FOP	40	30	2005	12	1,278
PTO	180	5	2005	9	958
TOTALS	2,245			1,868	198,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	112.4060	118.03	220,480	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2023 Heated Area: 1629 HX Base Yr



96020 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		198,917
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		266,962
SOH/AGL Deduction		0
ASSESSED VALUE		266,962
TOTAL EXEMPTION VALUE	13	266,962
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		266,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109859	REPAIR/RRF	16,000	09/01/2021
E14789	NEW CONSTR	2,000	04/01/2005
M09605	NEW CONSTR	0	04/01/2005
P09199	NEW CONSTR	0	03/01/2005
R07333	REPAIR/RRF	5,000	03/01/2005
B14744	NEW CONSTR	116,223	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2566/0607	5/20/2022	WD	Q	I	01	355,000
GRANTOR: CRAVEN BRANDIE P						
GRANTEE: LIBBY RYAN						
2374/0649	6/26/2020	WD	Q	I	01	202,000
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: CRAVEN BRANDIE P						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W15 S8 BAS=[YR=2005] W16 S55 E6 FOP=[YR=2005] S4 E5 FGR=[YR=2005] S16 E20 N20 W18 S2 W2 S2$ N2 E2 N6 W3 S2 W2 S2 W2$ E2 N2 E2 N2 E3 S4 E18 N51 W15 N4$ S4 E15 N12$.

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	000134	C	RES POND	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