LOT 24
IN OR 1634/285
HERON ISLES PHASE #1 PB 7/40

WILLIAMS DEBORAH LYNN
96028 STARLIGHT LANE
YULEE, FL 32097

2026

37-3N-28-0740-0024-0000

BUILDING CHARACTERISTICS

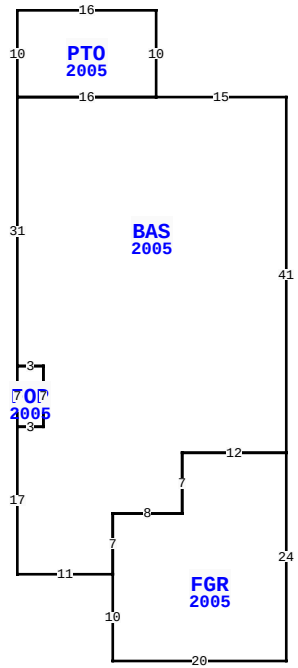
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,460	100	2005	1,460	148,963
FGR	424	55	2005	233	23,773
FOP	21	30	2005	6	612
PTO	160	5	2005	8	816
TOTALS	2,065			1,707	174,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,707	108.3000	113.72	194,120	2005	2005	0	0	0	10.28	89.72

1 SINGLE FAM 100% - 2010 Heated Area: 1460 HX Base Yr 2010



96028 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		174,164
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		239,164
SOH/AGL Deduction		113,625
ASSESSED VALUE		125,539
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		24,128
TOTAL JUST VALUE		239,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906080	REPAIR/RRF	11,025	07/01/2019
E15741	NEW CONSTR	0	09/01/2005
M10296	H/AC	0	09/01/2005
P09824	NEW CONSTR	0	08/01/2005
R07517	REPAIR/RRF	3,000	04/01/2005
B15067	NEW CONSTR	110,940	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1634/0285	8/06/2009	WD	Q	I	01	130,050
GRANTOR: GOYETTE ARTHUR R & HE						
GRANTEE: WILLIAMS DEBORAH LY						
1582/0741	8/26/2008	WD	Q	I	01	100
GRANTOR: CARTER HELENE TRUSTEE						
GRANTEE: GOYETTE ARTHUR R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 PTO=[YR=2005] N10 W16 S10 E16 $ W16 S31
FOP=[YR=2005] S7 E3 N7 W3 $ E3 S7 W3 S17 E11 FGR=[YR=2005]
S10 E20 N24 W12 S7 W8 S7 $ N7 E8 N7 E12 N41 $.

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	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