LOT 26
PT OR 2281/1131
HERON ISLES PHASE #1 PB 7/40

BENNETT FAMILY TRUST/BENNETT DEREK J TRUSTEE
855 LAGUNA DRIVE
FERNANDINA BEACH, FL 32034

2026

37-3N-28-0740-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

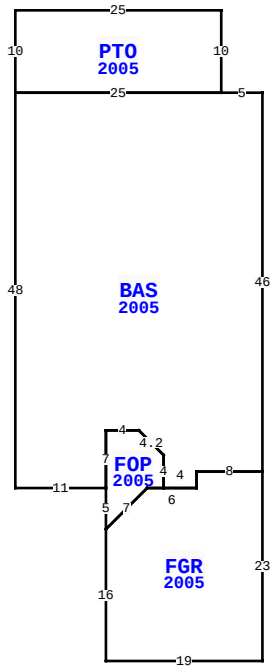
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,380	100	2005	1,380	146,940
FGR	403	55	2005	222	23,638
FOP	57	30	2005	17	1,810
PTO	250	5	2005	12	1,278
TOTALS	2,090			1,631	173,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	112.4040	118.02	192,491	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 0% - 0 Heated Area: 1380 HX Base Yr



96042 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	173,665
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	241,710
SOH/AGL Deduction	0
ASSESSED VALUE	241,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,710
TOTAL JUST VALUE	241,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15829	NEW CONSTR	106,350	01/24/2006
R08074	DEMOLITION	3,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2281/1131	6/10/2019	WD	U	I	11	100
GRANTOR: BENNETT DEREK J & MAR						
GRANTEE: BENNETT FAMILY TRUS						
1511/1278	7/10/2007	QC	Q	I	01	100
GRANTOR: BENNETT MARILYN C						
GRANTEE: BENNETT DEREK J & M						

BUILDING NOTES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2005] W5 PTO=[YR=2005] N10W25S10 E25$W25S48E11
FOP=[YR=2005] S5 FGR=[YR=2005] S16E19N23W8S2W6 D5 L5 $ U5 R5
E2N4 U3 L3 W4S7$N7E4 D3 R3 S4 E4N2E8N46$.

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	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