LOT 28
PT OR 1580/1952
HERON ISLES PHASE #1 PB 7/40

LANDTROOP TRUST/LANDTROOP CHRISTINE L TRUSTEE
1617 SALADO TRL
WEATHERFORDE, TX 76087

2026

37-3N-28-0740-0028-0000

BUILDING CHARACTERISTICS

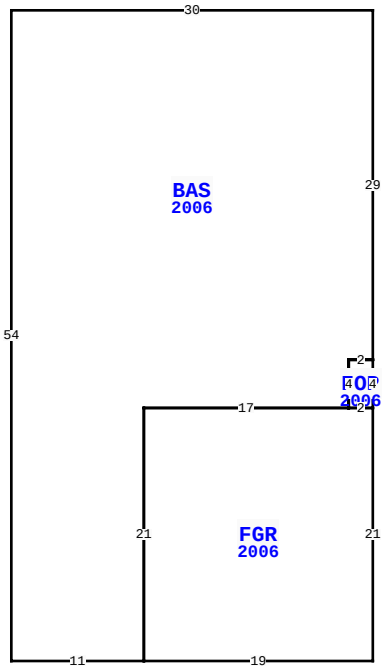
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	2006	1,213	133,626
FGR	399	55	2006	219	24,125
FOP	8	30	2006	2	220
TOTALS	1,620			1,434	157,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	115.6480	121.43	174,131	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 0% - 0 Heated Area: 1213 HX Base Yr



96064 STARLIGHT LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	157,972
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	222,972
SOH/AGL Deduction	0
ASSESSED VALUE	222,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,972
TOTAL JUST VALUE	222,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10921	H/AC	0	01/01/2006
E16601	NEW CONSTR	2,000	01/01/2006
P10282	NEW CONSTR	0	11/01/2005
B16208	NEW CONSTR	94,494	10/01/2005
R08332	REPAIR/RRF	3,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1580/1952	8/12/2008	WD	Q	I	01	100
GRANTOR: LANDTROOP DORMAN W &						
GRANTEE: LANDTROOP DORMAN W						
1413/0909	5/19/2006	WD	U	I	07	100
GRANTOR: JOYCE BILLY MARK						
GRANTEE: LANDTROOP DORMAN W						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 FOP=[YR=2006] N4 W2 S4 E2$W2 N4
E2BAS=[YR=2006] N29 W30 S54 E11 N21 E17 N4 E2$W2 S4 W17 S21 E19$.

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	0	0003	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