LOT 31
HERON ISLES PHASE #1 PB 7/40

WEANT IAN P
96088 STARLIGHT LN
YULEE, FL 32097

2026

37-3N-28-0740-0031-0000

BUILDING CHARACTERISTICS

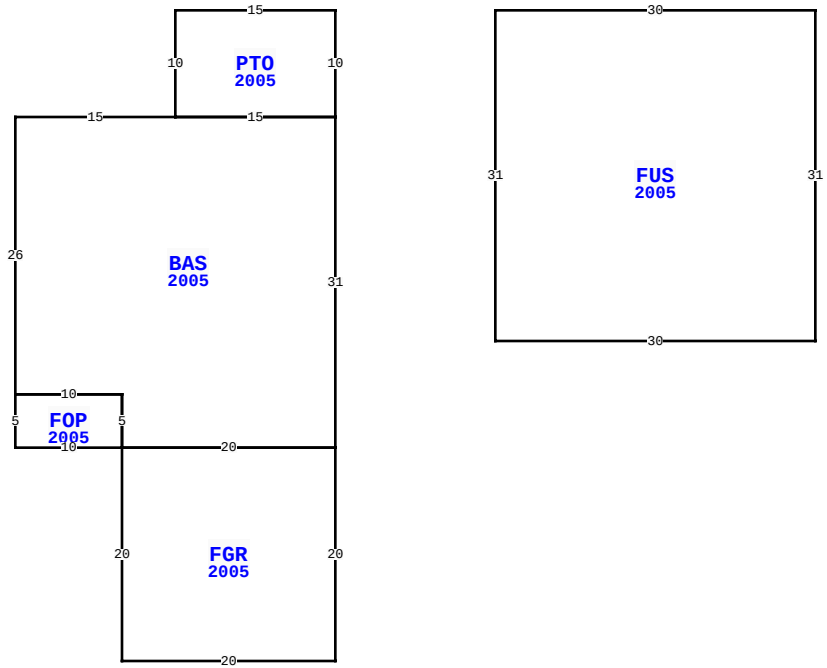
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	880	100	2005	880	88,102
FGR	400	55	2005	220	22,026
FOP	50	30	2005	15	1,501
FUS	930	100	2005	930	93,108
PTO	150	5	2005	8	801
TOTALS	2,410			2,053	205,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	105.7420	111.03	227,945	2005	2005	0	0	0	9.83	90.17

1 SINGLE FAM 100% - 2023 Heated Area: 1810 HX Base Yr 2023



96088 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		205,538
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		270,538
SOH/AGL Deduction		0
ASSESSED VALUE		270,538
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,127
TOTAL JUST VALUE		270,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10261	H/AC	0	09/01/2005
E15537	NEW CONSTR	1,500	08/01/2005
P09791	NEW CONSTR	0	08/01/2005
R07859	REPAIR/RRF	1,500	07/01/2005
B15545	NEW CONSTR	200,130	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/1025	3/04/2022	WD	Q	I	01	310,000
GRANTOR: WERTZ GABRIEL JOSEPH						
GRANTEE: WEANT IAN P						
2228/0888	9/25/2018	WD	Q	I	01	185,000
GRANTOR: GANDASUTISNA SHIRLEY						
GRANTEE: WERTZ GABRIEL JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W15 S10 BAS=[YR=2005] W15 S26 FOP=[YR=2005] S5 E10 N5 W10$ E10 S5 FGR=[YR=2005] S20 E20 N20 W20$ E20 N31 W15$ E15 N10$ PTR=E15 FUS=[YR=2005] E30 S31 W30 N31$ W15$.

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	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