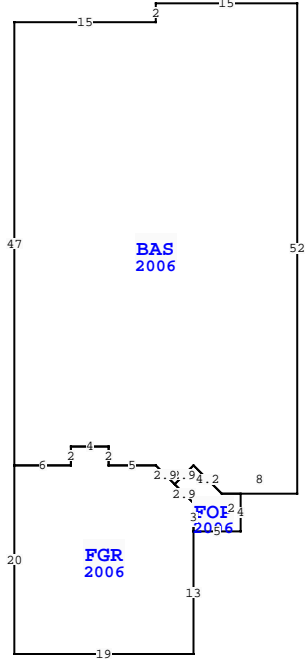




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	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	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,465	100	1,465
FGR	380	55	209
FOP	29	30	9
			SUBAREA MARKET VALUE
			146,830
			20,947
			902
TOTALS	1,874		1,683
			168,679

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,683	120.1200	108.41	182,454	2006	2006	0	0	7.55	92.45		
1 SINGLE FAM - 0% - 0 Heated Area: 1465 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		168,679	
TOTAL MARKET OB/XF VALUE		5,251	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		228,930	
SOH/AGL Deduction		40,623	
ASSESSED VALUE		188,307	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		188,307	
TOTAL JUST VALUE		228,930	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,179	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10966	H/AC	0	10/18/2006
E16648	NEW CONSTR	2,000	03/03/2006
P10280	NEW CONSTR	0	11/01/2005
C16206	CO ISSUED	111,273	10/01/2005
B16206	NEW CONSTR	111,273	10/01/2005
R08330	REPAIR/RRF	3,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0736	9/21/2020	WD	Q	I	01	195,000
GRANTOR: HORN RYAN A & SARA						
GRANTEE: SINOR THOMAS H						
2103/0575	2/22/2017	WD	Q	I	01	151,500
GRANTOR: FONTAN GLEN P II						
GRANTEE: HORN RYAN A						

EXTRA FEATURES																
L N	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	0810	CONCRETE A	0	0	10	15			6.50	100	2006	2006	3	88	858	
2	0810	CONCRETE A	0	0	41	15			6.50	100	2006	2006	3	88	3,518	
3	0810	CONCRETE A	0	0	23	3			6.50	100	2006	2006	3	88	395	
4	0810	CONCRETE A	0	0	28	3			6.50	100	2006	2006	3	88	480	

TOTAL OB/XF														5,251
96099 STARLIGHT LN, YULEE														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE				

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2006] N13 FOP=[YR=2006] E5 N4 W2 U3 L3 L2 D2 D2 R2 S3 \$ N3 U2 L2 BAS=[YR=2006] U2 R2 R3 D3 E8 N52 W15 S2 W15 S47 E6 N2 E4 S2 E5 D2 R2 \$ L2 U2 W5N2W4S2W6S20 E19\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							