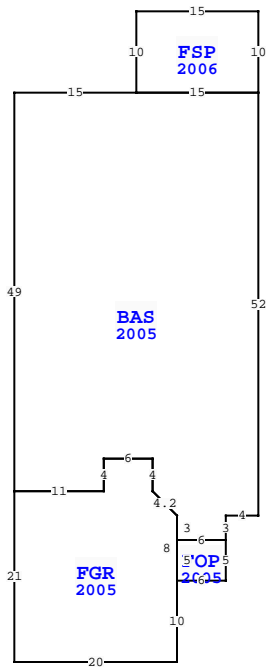




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,499	100	1,499
FGR	440	55	242
FOP	30	30	9
FSP	150	40	60
TOTALS	2,119		1,810

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,810	124.0800	111.98	202,684	2005	2005	0	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2006 Heated Area: 1499 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		186,165
TOTAL LAND VALUE - MARKET		6,549
TOTAL MARKET VALUE		55,000
SOH/AGL Deduction		247,714
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE	13	247,714
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		247,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10509	H/AC	0	10/01/2005
P09968	NEW CONSTR	0	09/01/2005
E15534	NEW CONSTR	2,000	08/01/2005
R08020	REPAIR/RRF	1,500	08/01/2005
B15745	NEW CONSTR	154,785	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1330	12/30/2005	WD	Q	I		166,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HARDENBROOK A STEWA						
1333/1709	7/18/2005	WD	U	V	19	351,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES		96021 STARLIGHT LN, YULEE														
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0810	CONCRETE A	0	100	0	601.00	SP	6.50	6.50	100	2005	2005	3	87	3,399	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
TOTAL OB/XF 6,549			

BUILDING NOTES												

BUILDING DIMENSIONS												
FSP=[YR=2006] W15 S10 BAS=[YR=2005] W15 S49 FGR=[YR=2005] S21 E20 N10 FOP=[YR=2005] E6 N5 W6 S5 \$ N8 L3 U3 N4 W6 S4 W11 \$ E11 N4 E6 S4 D3 R3 S3 E6 N3 E4 N52 W15 \$ E15 N10 \$.												

LAND DESCRIPTION													TOTAL OB/XF 6,549												
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								