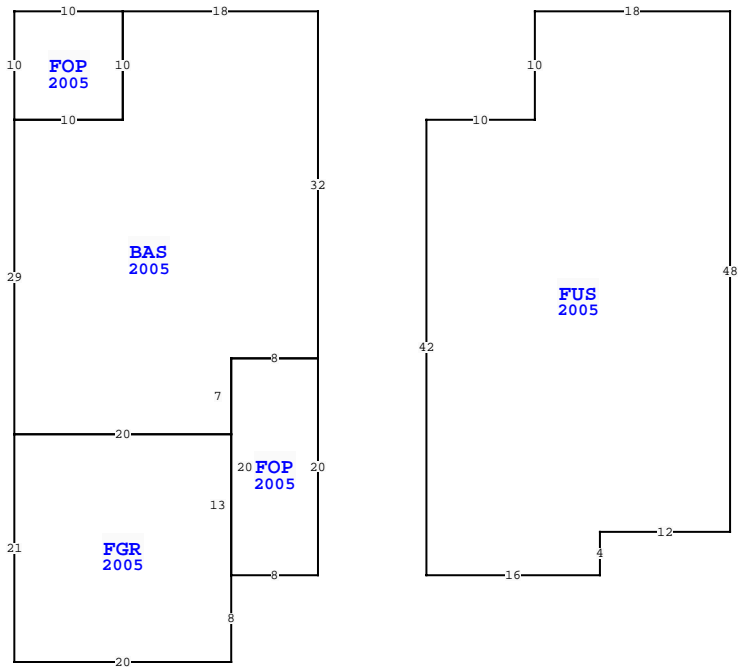


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 90			
Exterior Wall	21 STONE 10			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	08 SHT VINYL 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	2.5 100			
Frame	02 WOOD FRAME 100			
Stories	2. 2. 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	SUBAREA MARKET VALUE
BAS	936	100	936	87,933
FGR	420	55	231	21,701
FOP	100	30	30	2,818
FOP	160	30	48	4,509
FUS	1,308	100	1,308	122,880
TOTALS	2,924		2,553	239,842

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,553	113.2032	102.17	260,840	2005	2005	0	0	0	8.05	91.95
1 SINGLE FAM - 0% - 2023 Heated Area: 2244 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	239,842		
TOTAL MARKET OB/XF VALUE	6,471		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	301,313		
SOH/AGL Deduction	0		
ASSESSED VALUE	301,313		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	301,313		
TOTAL JUST VALUE	301,313		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	257,919		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16049	NEW CONSTR	2,000	10/01/2005
M10552	H/AC	0	10/01/2005
P09924	NEW CONSTR	0	08/01/2005
R0507631	REPAIR/RRF	3,000	05/01/2005
B0515228	NEW CONSTR	161,198	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1413	4/29/2022	WD	Q	I	01	352,000
GRANTOR: KILLMEYER SARA						
GRANTEE: ARCENEUX DEREK						
2176/0679	2/09/2018	WD	Q	I	01	189,000
GRANTOR: MIKLAS JAMIE P						
GRANTEE: KILLMEYER SARA						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	0	0	734.00	SF	5.20	5.20	100	2005	2005	3	87	3,321	

TOTAL OB/XF													6,471					
96009 STARLIGHT LN, YULEE													BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2005] W18 FOP=[YR=2005] W10 S10 E10 N10\$ S10 W10 S29FGR=[YR=2005] S21 E20 N8 FOP=[YR=2005] E8 N20 W8 S20\$ N13 W20\$ E20 N7 E8 N32\$ PTR=E10S10 FUS=[YR=2005] E10 N10 E18 S48 W12 S4 W16 N42\$N10W10\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								