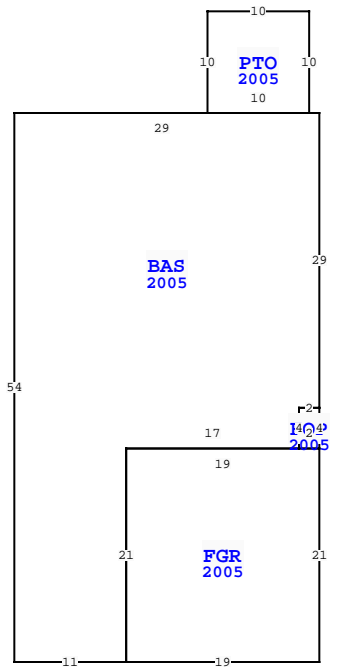


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,213	100	1,213
FGR	399	55	219
FOP	8	30	2
PTO	100	5	5
			SUBAREA MARKET VALUE
			BAS 126,905
			FGR 22,912
			FOP 210
			PTO 523
TOTALS	1,720		1,439
			150,549

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,439	126.0688	113.78	163,729	2005	2005	0	0	8.05	91.95
1 SINGLE FAM - 0% - 0 Heated Area: 1213 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			150,549
TOTAL MARKET OB/XF VALUE			2,570
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			208,119
SOH/AGL Deduction			35,770
ASSESSED VALUE			172,349
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,349
TOTAL JUST VALUE			208,119
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16048	NEW CONSTR	2,000	10/01/2005
M10551	H/AC	0	10/01/2005
P09923	NEW CONSTR	0	08/01/2005
R0507781	REPAIR/RRF	3,000	06/01/2005
B0515446	NEW CONSTR	94,494	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0079	12/22/2005	WD	Q	I		130,200
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: GARCIA EDUARDO ENRI						
1344/0784	8/23/2005	WD	U	V	19	176,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

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	0811	CONCRETE B	0	0	0	0		5.20	100	2005	2005	3	87	2,570	

96005 STARLIGHT LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES									

**BUILDING DIMENSIONS**  
 BAS=[YR=2005] W1 PTO=[YR=2005] N10 W10 S10 E10\$ W29 S54 E11  
 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2\$ W19 S21\$ N21  
 E17 N4 E2 N29\$ .

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	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							