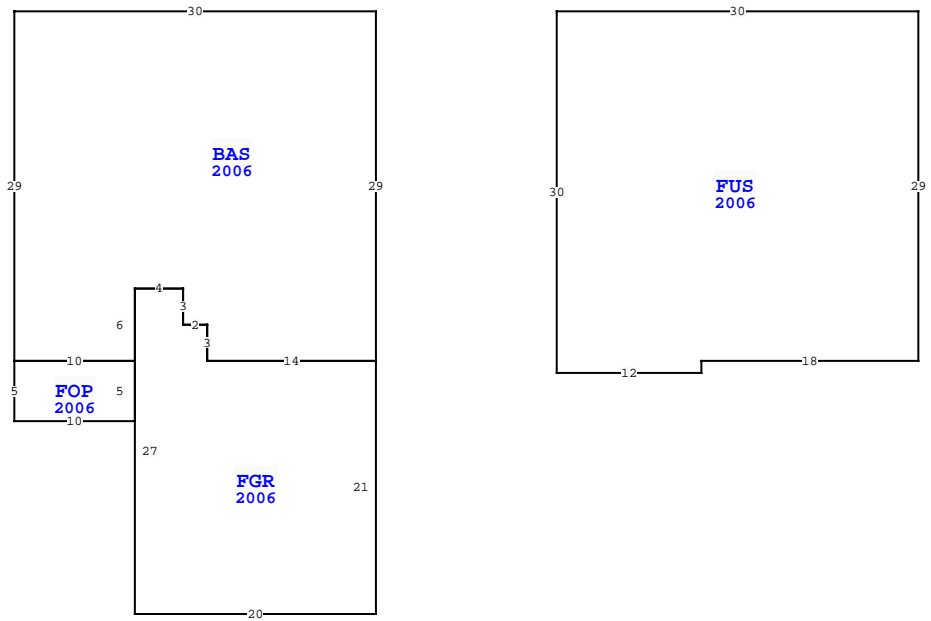


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,985	117.3942	105.95	210,311	2006	2008	0	0	0	6.65	93.35		
1 SINGLE FAM - 100% - 2021 Heated Area: 1722 HX Base Yr 2021														



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	840	100	840	83,080
FGR	450	55	248	24,529
FOP	50	30	15	1,483
FUS	882	100	882	87,234
TOTALS	2,222		1,985	196,325

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	196,325		
TOTAL MARKET OB/XF VALUE	4,199		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	255,524		
SOH/AGL Deduction	76,661		
ASSESSED VALUE	178,863		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	128,863		
TOTAL JUST VALUE	255,524		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	220,819		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007512	REPAIR/RRF	0	09/01/2020
E16693	NEW CONSTR	1,900	02/01/2006
M11014	H/AC	0	02/01/2006
P10364	NEW CONSTR	0	11/01/2005
C16178	CO ISSUED	169,465	09/01/2005
R08308	REPAIR/RRF	1,500	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1185	10/23/2020	WD	Q	I	01	214,900
GRANTOR: NEUBAUER MICHAEL A &						
GRANTEE: BECK KATHRYN L						
1479/0727	2/20/2007	WD	Q	I		205,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: NEUBAUER MICHAEL 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	0 100	32	16	512.00	SF	6.50	6.50	100	2006	2006	3	88	2,929	
2	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	
3	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	88	858	

96006 STARLIGHT LN, YULEE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3 W2 N3 W4 S27 E20\$ PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$ W15S20\$.													

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							