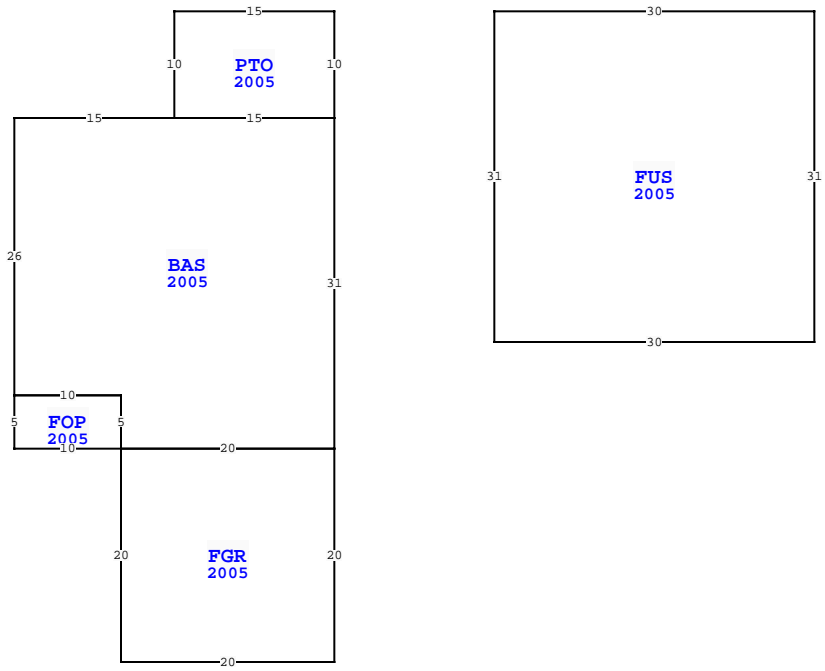


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	
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	880	100	880
FGR	400	55	220
FOP	50	30	15
FUS	930	100	930
PTO	150	5	8
TOTALS	2,410		2,053

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,053	116.3162	104.98	215,524	2005	2005	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2023											
Heated Area: 1810											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			197,959
TOTAL MARKET OB/XF VALUE			2,886
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			255,845
SOH/AGL Deduction			0
ASSESSED VALUE			255,845
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			205,845
TOTAL JUST VALUE			255,845
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10261	H/AC	0	09/01/2005
E15537	NEW CONSTR	1,500	08/01/2005
P09791	NEW CONSTR	0	08/01/2005
R07859	REPAIR/RRF	1,500	07/01/2005
B15545	NEW CONSTR	200,130	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1025	3/04/2022	WD	Q	I	01	310,000
GRANTOR: WERTZ GABRIEL JOSEPH						
GRANTEE: WEANT IAN P						
2228/0888	9/25/2018	WD	Q	I	01	185,000
GRANTOR: GANDASUTISNA SHIRLEY						
GRANTEE: WERTZ GABRIEL JOSEPH						

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	100	0	0			5.20	100	2005	2005	3	87	2,886	

96088 STARLIGHT LN, YULEE

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

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2005] W15 S10 BAS=[YR=2005] W15 S26 FOP=[YR=2005] S5 E10 N5 W10\$ E10 S5 FGR=[YR=2005] S20 E20 N20 W20\$ E20 N31 W15\$ E15 N10\$ PTR=E15 FUS=[YR=2005] E30 S31 W30 N31\$ W15\$ .									

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							