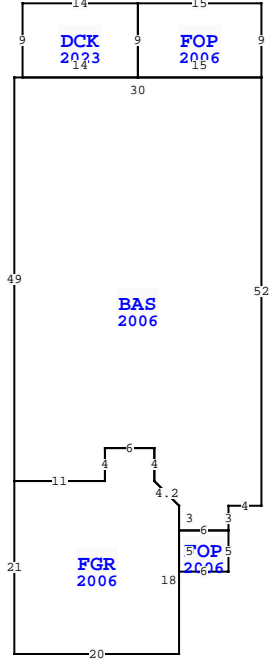


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 60	
Interior Floor	13	LVT/LAMNT 40	
Air Condition	03	CENTRAL 100	
Heating 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
DCK	126	10	13
FGR	440	55	242
FOP	30	30	9
FOP	135	30	40
TOTALS	2,230		1,803
			208,881

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,803	129.2500	122.79	221,390	2006	2011	0	0	0	5.65	94.35		
1 SINGLE FAM - 0% - 2023														
Heated Area: 1499														
HX Base Yr														



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	208,881		
TOTAL MARKET OB/XF VALUE	5,172		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	269,053		
SOH/AGL Deduction	0		
ASSESSED VALUE	269,053		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	269,053		
TOTAL JUST VALUE	269,053		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	259,771		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10671	H/AC	0	03/20/2006
E15824	NEW CONSTR	1,500	09/01/2005
P10088	NEW CONSTR	0	09/01/2005
C15769	CO ISSUED	157,455	08/01/2005
R08032	REPAIR/RRF	1,500	08/01/2005
B15769	NEW CONSTR	157,455	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1146	6/05/2024	SW	U	I	11	100
GRANTOR: SFR JV-2 NTL BORROWER						
GRANTEE: SFR JV-2 2024-2 BOR						
2597/0846	10/17/2022	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 NTL BORROW						

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	0	36	16			576.00	SF	6.50	100	2006	2006	3	87	3,257
2	0810	CONCRETE A	0	0	20	3			60.00	SF	6.50	100	2006	2006	3	87	339
3	0470	VNVL GATE	0	0	0	0			1.00	UT	300.00	100	2006	2006	3	69	207
4	0476	VF 6 SBPL	0	0	0	0			62.00	LF	32.00	100	2006	2006	3	69	1,369
TOTALS														5,172			

96043 STARLIGHT LN, YULEE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006;ORIG=0,0] N3 E4 N52 W30 S49 E11 N4 E6 S4 D3R3 S3 E6 \$	
FGR=[YR=2006;ORIG=-26,-6] S21 E20 N18 U3L3 N4 W6 S4 W11 \$	
FOP=[YR=2006;ORIG=4,-55] N9 W15 S9 E15 \$	
FOP=[YR=2006;ORIG=-6,0] S5 E6 N5 W6 \$	
DCK=[YR=2023;ORIG=-11,-64] W14 S9 E14 N9 \$	

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							