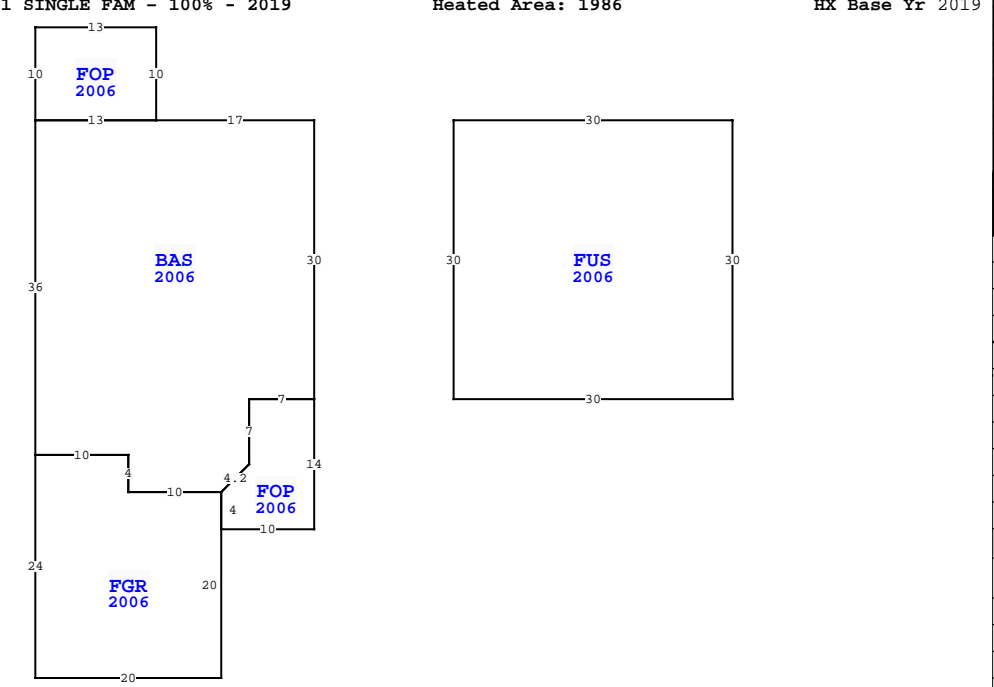


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
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	1,086	100	1,086
FGR	440	55	242
FOP	115	30	34
FOP	130	30	39
FUS	900	100	900
			SUBAREA MARKET VALUE
			112,267
			25,017
			3,515
			4,031
			93,039
TOTALS	2,671		2,301
			237,871

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,301	118.4722	112.55	258,978	2006	2006	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2019 Heated Area: 1986 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			237,871
TOTAL MARKET OB/XF VALUE			6,848
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			299,719
SOH/AGL Deduction			102,497
ASSESSED VALUE			197,222
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			147,222
TOTAL JUST VALUE			299,719
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1706229	H/AC	0	10/01/2017
E16823	NEW CONSTR	1,300	02/01/2006
M11025	H/AC	0	02/01/2006
P10359	NEW CONSTR	0	11/01/2005
C16179	CO ISSUED	190,275	09/01/2005
R08309	REPAIR/RRF	1,500	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2207/1130	7/02/2018	WD Q	I	01	209,000	
GRANTOR: O'CONNOR DANIEL & TIF						
GRANTEE: CARVALHO ROSS & KAR						
1662/1755	12/29/2009	WD U	I	12	141,000	
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: O'CONNOR DANIEL						

EXTRA FEATURES		96035 STARLIGHT LN, YULEE														
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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0 100	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	87	3,257	
3	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	87	441	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W17 FOP=[YR=2006] N10 W13 S10 E13\$W13 S36	
FGR=[YR=2006] S24 E20 N20 W10 N4 W10\$E10 S4 E10 FOP=[YR=2006] S4 E10 N14 W7 S7 L3 D3 \$ U3 R3 N7 E7 N30\$ PTR=E15	
FUS=[YR=2006] E30 S30 W30 N30\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,848																						
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							