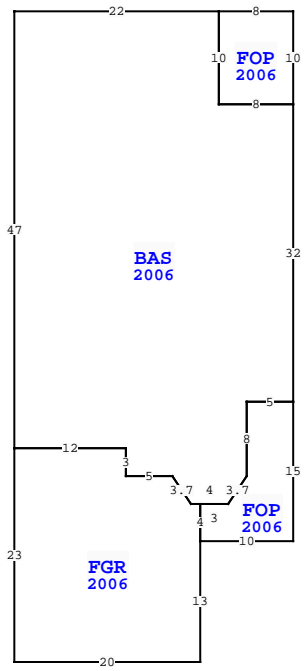




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
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	1,362	100	1,362
FGR	430	55	236
FOP	80	30	24
FOP	98	30	29
TOTALS	1,970		1,651
			174,163

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,651	120.8900	114.85	189,617	2006	2006	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2024 Heated Area: 1362 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			174,163
TOTAL MARKET OB/XF VALUE			3,698
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			232,861
SOH/AGL Deduction			0
ASSESSED VALUE			232,861
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			182,861
TOTAL JUST VALUE			232,861
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16422	NEW CONSTR	1,500	12/01/2005
M10856	H/AC	0	12/01/2005
P10089	NEW CONSTR	0	09/01/2005
C15884	CO ISSUED	148,990	08/01/2005
R08113	REPAIR/RRF	1,500	08/01/2005
B15884	NEW CONSTR	148,990	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2645/339	5/26/2023	WD Q	I	01	289,000	
GRANTOR: LATHROP COURTNEY L						
2239/0463	11/21/2018	WD Q	I	01	181,000	
GRANTOR: ROBERTSON JAY W & SAB						
GRANTEE: LATHROP COURTNEY L						

EXTRA FEATURES		96029 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	0810	CONCRETE A	0	100	36	16			576.00	SF	6.50	2006	2006	3	87	3,257	
2	0810	CONCRETE A	0	100	26	3			78.00	SF	6.50	2006	2006	3	87	441	

TOTAL OB/XF												3,698			
BLD DATE														LGL DATE	
XF DATE														LAND DATE	
INC DATE														AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] N32 FOP=[YR=2006] N10 W8 S10 E8\$W8 N10 W22 S47 FGR=[YR=2006] S23 E20 N13 FOP=[YR=2006] E10 N15 W5 S8 D3 L2 W3 S4\$N4 W1 U3 L2 W5 N3 W12\$E12 S3 E5 R2 D3 E4 U3 R2 N8 E5\$.

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