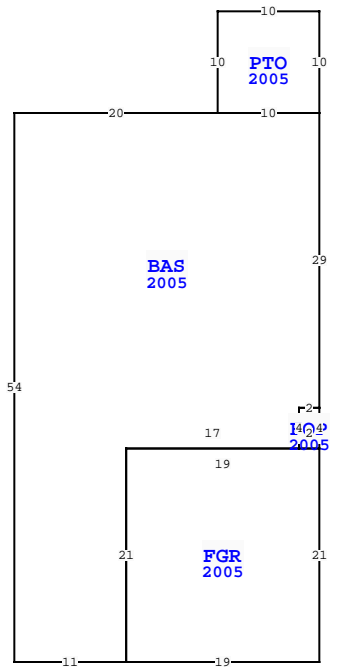




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	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	1,213	100	1,213
FGR	399	55	219
FOP	8	30	2
PTO	100	5	5
			SUBAREA MARKET VALUE
			132,859
			23,987
			219
			548
TOTALS	1,720		1,439
			157,613

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,439	126.0688	119.77	172,349	2005	2005	0	0	0	8.55	91.45	
1 SINGLE FAM - 0% - 0 Heated Area: 1213 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			157,613
TOTAL MARKET OB/XF VALUE			4,142
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			216,755
SOH/AGL Deduction			26,438
ASSESSED VALUE			190,317
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			190,317
TOTAL JUST VALUE			216,755
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09659	NEW CONSTR	0	04/01/2005
E14489	NEW CONSTR	0	03/01/2005
P09142	NEW CONSTR	0	03/01/2005
B14482	NEW CONSTR	93,494	02/01/2005
R07163	REPAIR/RRF	5,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2477/0643	7/01/2021	QC	U	I	11	145,000
GRANTOR: PARRISH JASON C & MEL						
GRANTEE: PARRISH BRIAN D & J						
1475/0198	1/30/2007	WD	U	I	08	125,000
GRANTOR: SAWYER KEITH L II & M						
GRANTEE: PARRISH JASON C & M						

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	39	16	SF	6.50	6.50	100	2005	2005	3	86	3,488	
2	0810	CONCRETE A	0	0	39	3	SF	6.50	6.50	100	2005	2005	3	86	654	

TOTAL OB/XF														4,142
96003 STARLIGHT LN, YULEE														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE				

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2005] W10 S10 BAS=[YR=2005] W20 S54 E11 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2\$ W19 S21\$ N21 E17 N4 E2 N29 W10\$ E10 N10 \$.													

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							