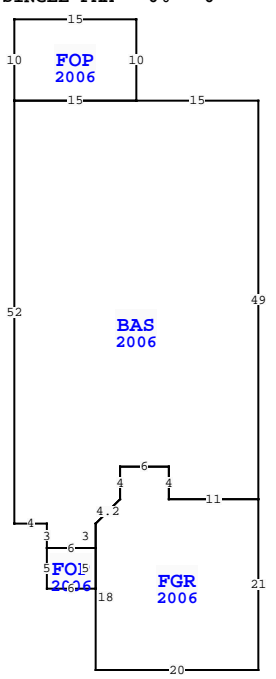


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,499	100	1,499
FGR	440	55	242
FOP	30	30	9
FOP	150	30	45
TOTALS	2,119		1,795

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,795	119.7900	113.80	204,271	2006	2006	0	0	0	8.15	91.85
1 SINGLE FAM - 0% - 0 Heated Area: 1499 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	187,623		
TOTAL MARKET OB/XF VALUE	4,343		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	246,966		
SOH/AGL Deduction	30,897		
ASSESSED VALUE	216,069		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	216,069		
TOTAL JUST VALUE	246,966		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	238,605		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10859	H/AC	0	12/01/2005
E16123	NEW CONSTR	1,950	11/01/2005
P10215	NEW CONSTR	0	10/01/2005
C15886	CO ISSUED	156,832	08/01/2005
R08115	REPAIR/RRF	1,500	08/01/2005
B15886	NEW CONSTR	156,832	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0918	4/28/2017	SW	U	I	11	100
GRANTOR: IH3 PROPERTY FLORIDA						
GRANTEE: 2017 1 IH BORROWER						
1908/1782	3/14/2014	WD	Q	I	01	132,000
GRANTOR: CRUZ GILBERTO & JESER						
GRANTEE: IH3 PROPERTY FLORID						

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	45	16			720.00	SF	6.50	2006	2006	3	87	4,072
2	0810	CONCRETE A	0	0	16	3			48.00	SF	6.50	2006	2006	3	87	271

TOTAL OB/XF												
96004 STARLIGHT LN, YULEE												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N49 W15 FOP=[YR=2006] N10 W15 S10 E15\$W15 S52 E4 S3 FOP=[YR=2006] S5 E6 N5 W6\$ E6 N3 U3 R3 N4 E6 S4 E11\$W11 N4 W6 S4 D3 L3 S18 E20\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							