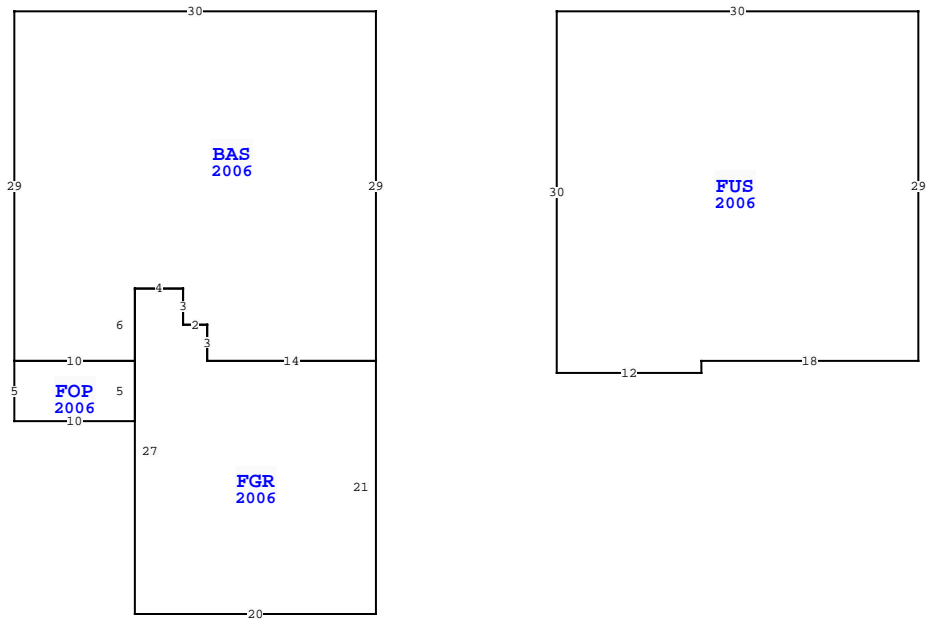




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
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	SUBAREA MARKET VALUE
BAS	840	100	86,042
FGR	450	55	25,403
FOP	50	30	1,537
FUS	882	100	90,345
TOTALS	2,222	1,985	203,326

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,985	117.3942	111.52	221,367	2006	2006	0	0	0	8.15	91.85
1 SINGLE FAM - 0% - 0 Heated Area: 1722 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	203,326		
TOTAL MARKET OB/XF VALUE	4,603		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	262,929		
SOH/AGL Deduction	33,290		
ASSESSED VALUE	229,639		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	229,639		
TOTAL JUST VALUE	262,929		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	253,878		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16460	NEW CONSTR	1,900	12/01/2005
M10860	H/AC	0	12/01/2005
P10216	NEW CONSTR	0	10/01/2005
C15937	CO ISSUED	177,990	08/01/2005
R08152	REPAIR/RRF	1,500	08/01/2005
B15937	NEW CONSTR	177,990	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1902/1721	2/07/2014	SW	Q	I	02	125,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: IH3 PROPERTY FLORID						
1877/1753	9/09/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

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	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	87	3,348	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	87	407	
3	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	87	848	

TOTAL OB/XF													4,603				
96010 STARLIGHT LN, YULEE																	

BUILDING NOTES												

BUILDING DIMENSIONS												
FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3 W2 N3 W4 S27 E20\$ PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$ W15 S20\$.												

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								