



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

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% - 2014 Heated Area: 1362 HX Base Yr 2014

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		174,163	
TOTAL MARKET OB/XF VALUE		6,758	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		235,921	
SOH/AGL Deduction		110,914	
ASSESSED VALUE		125,007	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		75,007	
TOTAL JUST VALUE		235,921	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108590	ROOF	14,000	06/30/2021
M11046	H/AC	0	02/01/2006
E16129	NEW CONSTR	1,950	11/01/2005
P10360	NEW CONSTR	0	11/01/2005
C16315	CO ISSUED	163,990	10/01/2005
B16315	NEW CONSTR	163,990	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
1847/1534	2/25/2013	WD Q	Q	I	02	107,000
GRANTOR: PANTALEO BARBARA ANN						
GRANTEE: ANGELES NORMA-JEAN						
1731/1458	3/29/2011	QC U	U	I	11	100
GRANTOR: SYLVANIA ALBERT R						
GRANTEE: PANTALEO BARBARA AN						

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	0 100	70	16	1,120.00	SF	6.50	6.50	100	2006	2006	3	87	6,334	
2	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	2006	2006	3	87	424	

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

96012 STARLIGHT LN, YULEE

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8 S10 E8 N10S\$10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5\$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12\$W12 S3 W5 L2 D3 W1 S17 E20\$.									

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