



BUILDING CHARACTERISTICS	
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	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,553	113.2032	107.54	274,550	2006	2006	0	0	0	8.05	91.95

1 SINGLE FAM - 0% - 0 Heated Area: 2244 HX Base Yr

Quality				
DOR CODE	MAP NUM			
05 Quality Level 05	0100 SINGLE FAMILY			
04	04			
NEIGHBORHOOD/LOC 4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	92,554
FGR	420	55	231	22,842
FOP	100	30	30	2,966
FOP	160	30	48	4,746
FUS	1,308	100	1,308	129,339
TOTALS			2,553	252,449

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			6.50	100	2006	2006	3	87	3,348	
2	0810	CONCRETE A	0	0	19	3			6.50	100	2006	2006	3	87	322	

TOTAL OB/XF												
96036 STARLIGHT LN, YULEE												
3,670												

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF												
3,670												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		252,449	
TOTAL MARKET OB/XF VALUE		3,670	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		311,119	
SOH/AGL Deduction		40,058	
ASSESSED VALUE		271,061	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		271,061	
TOTAL JUST VALUE		311,119	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		299,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10922	H/AC	0	01/01/2006
E16564	NEW CONSTR	2,000	01/01/2006
P10278	NEW CONSTR	0	11/01/2005
B16209	NEW CONSTR	161,198	10/01/2005
R08333	REPAIR/RRF	3,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1840/1296	2/13/2013	WD Q	Q	I	02	125,000

GRANTOR: FEDERAL NATIONAL MORT  
GRANTEE: AMERICAN HOMES 4 RE  
1804/0958 7/30/2012 CT U I 18 100  
GRANTOR: CLERK OF COURT  
GRANTEE: FEDERAL NATIONAL MO

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
FGR=[YR=2006] N21 BAS=[YR=2006] N29 FOP=[YR=2006] N10 W10 S10 E10\$W10 N10 W18 S32 FOP=[YR=2006] S20 E8 N20 W8\$E8 S7 E20\$W20 S21 E20\$ PTR= E15N12 FUS=[YR=2006] N48 E18 S10 E10 S42 W16 N4 W12\$ S12W15\$.												