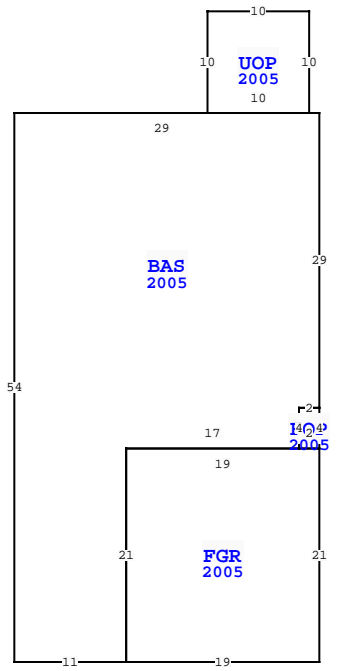




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	08 SHT VINYL 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
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	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	128,947
FGR	399	55	219	23,280
FOP	8	30	2	212
UOP	100	20	20	2,126
TOTALS	1,720		1,454	154,567

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,454	122.2980	116.18	168,926	2005	2005	0	0	8.50	91.50		
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			154,567
TOTAL MARKET OB/XF VALUE			3,032
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			212,599
SOH/AGL Deduction			25,283
ASSESSED VALUE			187,316
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			187,316
TOTAL JUST VALUE			212,599
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09604	NEW CONSTR	0	04/01/2005
E14490	NEW CONSTR	0	03/01/2005
P09198	NEW CONSTR	0	03/01/2005
B14484	NEW CONSTR	93,494	02/01/2005
R07165	REPAIR/RRF	5,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1936/1125	9/03/2014	WD	Q	I	01	125,000
GRANTOR: MACDONALD MARY K						
GRANTEE: SEPTEMBER FIRST PAR						
1656/0290	12/29/2009	WD	Q	I	01	120,000
GRANTOR: BOCK JUDITH A						
GRANTEE: MACDONALD MARY K						

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	0811	CONCRETE B	0	0	0	678.00	SF	5.20	5.20	100	2005	2005	3	86	3,032	

96050 STARLIGHT LN, YULEE

BLD DATE	01/21/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS
 BAS=[YR=2005] W1 UOP=[YR=2005] N10 W10 S10 E10\$ W29 S54 E11
 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2\$ W19 S21\$ N21
 E17 N4 E2 N29\$.

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	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							