

ELEMENT		CD	BUILDING CHARACTERISTICS	
			CONSTRUCTION	
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		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,508	100	2005	1,508
FGR	436	55	2005	240
FOP	61	30	2005	18
PTO	160	5	2005	8
TOTALS	2,165			1,774

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		Heated Area: 1508					HX Base Yr 2018	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			182,841
TOTAL MARKET OB/XF VALUE			3,696
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			251,537
SOH/AGL Deduction			94,724
ASSESSED VALUE			156,813
TOTAL EXEMPTION VALUE	HX HB VX VP		116,377
BASE TAXABLE VALUE			40,436
TOTAL JUST VALUE			251,537
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10755	H/AC	0	12/01/2005
P10281	NEW CONSTR	0	11/01/2005
B16207	NEW CONSTR	115,106	10/01/2005
R08331	REPAIR/RRF	3,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2133/0599	7/13/2017	WD Q	Q	I	01	165,000
GRANTOR: STRONG DEBRA P						
GRANTEE: LORENTSON LEROY A &						
1519/1482	8/17/2007	WD Q	Q	I		180,000
GRANTOR: GALIONE PETER J						
GRANTEE: STRONG STEVEN R & D						

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2005	2005	3	84	3,696	

96107 STARLIGHT LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W23 PTO=[YR=2005] N10 W16 S10 E16\$ W17 S31									
FGR=[YR=2005] S23 E20 N5 FOP=[YR=2005] E9 N5 W1 N2 W8 S7\$ N15									
W8 N3 W12\$ E12 S3 E8 S8 E8 S2 E12 N44\$.									

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							