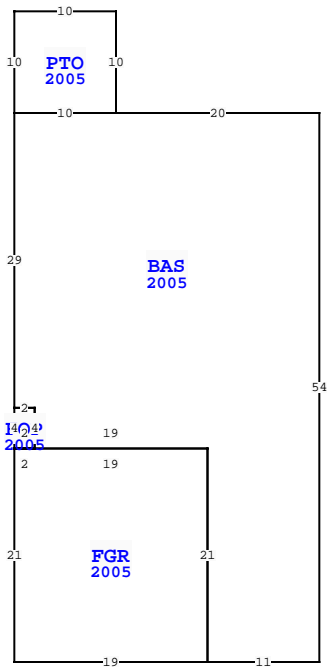




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE 90		
Exterior Wall	20		FACE BRICK 10		
Roof Structure	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	14		CARPET 70		
Interior Floor	08		SHT VINYL 30		
Air Condition	03		CENTRAL 100		
Heating Type	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	SUBAREA MARKET VALUE
BAS	1,213	100	2005	1,213	130,668
FGR	399	55	2005	219	23,591
FOP	8	30	2005	2	216
PTO	100	5	2005	5	539
TOTALS	1,720			1,439	155,012

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
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			155,012
TOTAL MARKET OB/XF VALUE			2,865
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			222,877
SOH/AGL Deduction			15,858
ASSESSED VALUE			207,019
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			207,019
TOTAL JUST VALUE			222,877
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10081	H/AC	0	08/01/2005
P0509575	NEW CONSTR	0	06/01/2005
R07380	REPAIR/RRF	3,000	03/01/2005
B14846	NEW CONSTR	94,494	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/1852	7/21/2020	SW	U	I	30	100
GRANTOR: SFR JV-1 PROPERTY LLC						
GRANTEE: SFR JV-1 2020-1 BOR						
2299/1751	8/21/2019	WD	U	I	37	158,000
GRANTOR: 315 REAL ESTATE CAPIT						
GRANTEE: SFR JV-1 PROPERTY L						

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	0		656.00	SF	5.20				2,865	

TOTAL OB/XF												2,865				
96067 STARLIGHT LN, YULEE																
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/13/2025		MLU		

BUILDING NOTES											
<b>BUILDING DIMENSIONS</b> BAS=[YR=2005] W20 PTO=[YR=2005] N10 W10 S10 E10\$ W10 S29 FOP=[YR=2005] S4 E2 N4 W2\$ E2 S4 W2 FGR=[YR=2005] S21E19 N21 W19\$ E19 S21 E11 N54\$ .											

LAND DESCRIPTION												TOTAL OB/XF												2,865				
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											