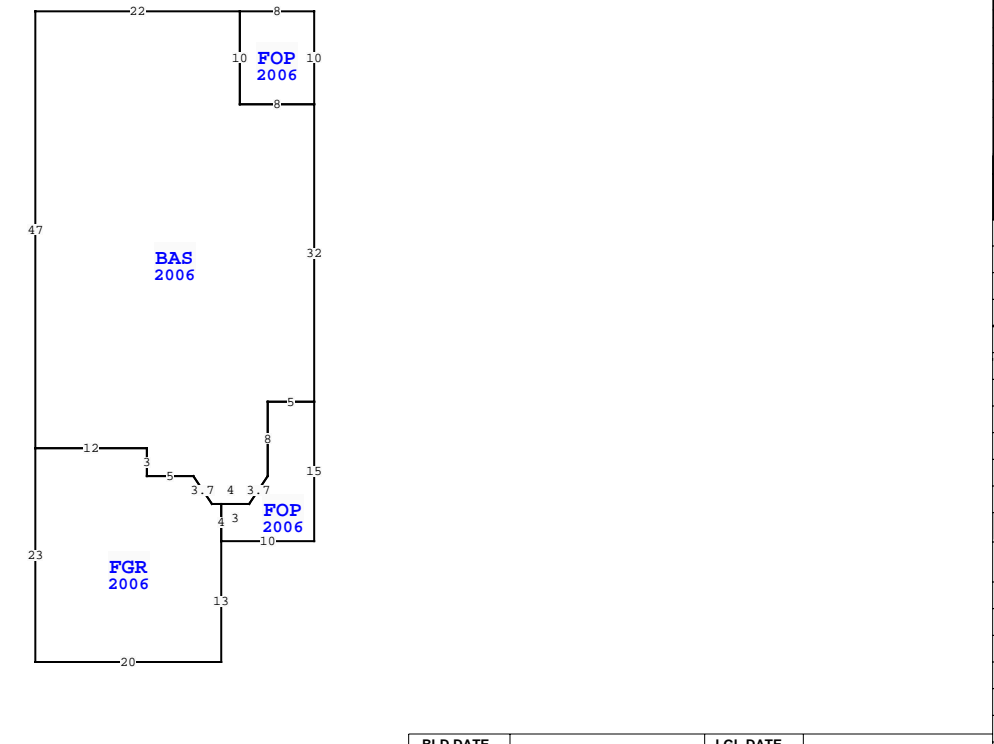




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	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

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	115.3950	115.40	190,525	2006	2006	0	0	0	8.65	91.35		



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	1,362	100	2006	1,362	143,579
FGR	430	55	2006	236	24,878
FOP	80	30	2006	24	2,530
FOP	98	30	2006	29	3,057
TOTALS	1,970			1,651	174,045

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			174,045	
TOTAL MARKET OB/XF VALUE			3,656	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			242,701	
SOH/AGL Deduction			3,087	
ASSESSED VALUE			239,614	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			188,892	
TOTAL JUST VALUE			242,701	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			232,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16422	NEW CONSTR	1,500	12/01/2005
M10856	H/AC	0	12/01/2005
P10089	NEW CONSTR	0	09/01/2005
C15884	CO ISSUED	148,990	08/01/2005
R08113	REPAIR/RRF	1,500	08/01/2005
B15884	NEW CONSTR	148,990	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2645/339	5/26/2023	WD Q	I	01	289,000	
GRANTOR: LATHROP COURTNEY L						
GRANTEE: DE ANDA CLARA MADRI						
2239/0463	11/21/2018	WD Q	I	01	181,000	
GRANTOR: ROBERTSON JAY W & SAB						
GRANTEE: LATHROP COURTNEY 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	0810	CONCRETE A	0	100	36	16			576.00	SF	2006	2006	3	86	3,220	
2	0810	CONCRETE A	0	100	26	3			78.00	SF	2006	2006	3	86	436	

96029 STARLIGHT LN, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		
<b>TOTAL OB/XF 3,656</b>				

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2006] N32 FOP=[YR=2006] N10 W8 S10 E8\$W8 N10 W22 S47													
FGR=[YR=2006] S23 E20 N13 FOP=[YR=2006] E10 N15 W5 S8 D3 L2													
W3 S4\$N4 W1 U3 L2 W5 N3 W12\$E12 S3 E5 R2 D3 E4 U3 R2 N8													
E5\$.													

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							