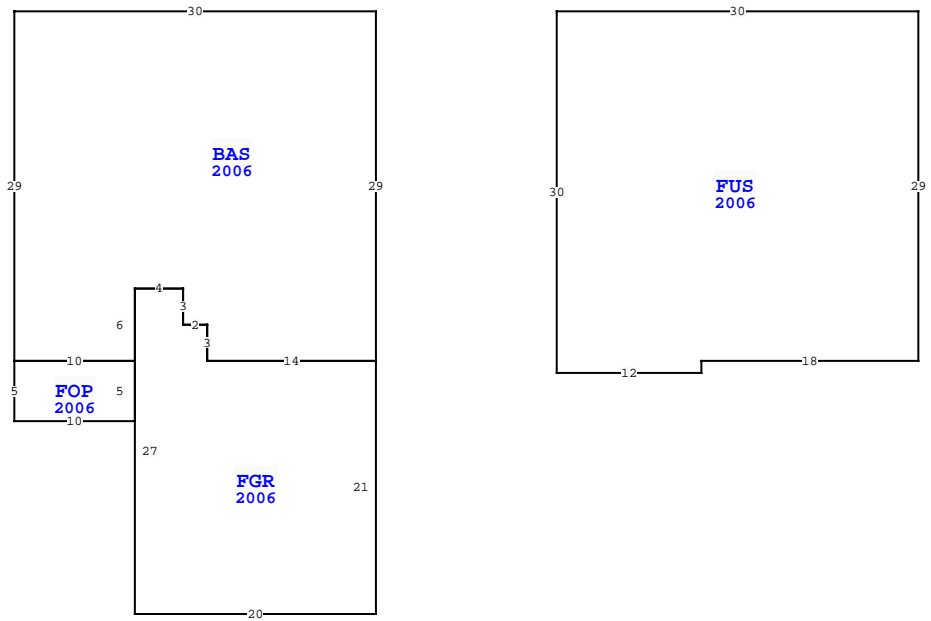


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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
BAS	840	100	2006
FGR	450	55	2006
FOP	50	30	2006
FUS	882	100	2006
TOTALS	2,222		
		1,985	203,198

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,985	112.0581	112.06	222,439	2006	2006	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2021 Heated Area: 1722 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			203,198
TOTAL MARKET OB/XF VALUE			4,103
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			272,301
SOH/AGL Deduction			82,729
ASSESSED VALUE			189,572
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			138,850
TOTAL JUST VALUE			272,301
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007512	REPAIR/RRF	0	09/01/2020
E16693	NEW CONSTR	1,900	02/01/2006
M11014	H/AC	0	02/01/2006
P10364	NEW CONSTR	0	11/01/2005
C16178	CO ISSUED	169,465	09/01/2005
R08308	REPAIR/RRF	1,500	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/825	3/21/2025	WD	Q	I	01	320,000
GRANTOR: BECK KATHRYN L						
GRANTEE: UNSEN DALTON & LIAN						
2403/1185	10/23/2020	WD	Q	I	01	214,900
GRANTOR: NEUBAUER MICHAEL A &						
GRANTEE: BECK KATHRYN L						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	XF DATE	AG DATE	INC DATE
1	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	2006	2006	3	86	2,862				
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	86	402				
3	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839				
TOTALS															4,103					

BUILDING NOTES											
96006 STARLIGHT LN, YULEE											

BUILDING DIMENSIONS											
FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3 W2 N3 W4 S27 E20\$ PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$ W15S20\$.											

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	DPHT 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							