



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
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	2,553	108.0576	108.06	275,877	2006	2006	0	0	0	8.55	91.45

1 SINGLE FAM - 0% - 0 Heated Area: 2244 HX Base Yr

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	936	100	2006	936	92,496
FGR	420	55	2006	231	22,828
FOP	100	30	2006	30	2,965
FOP	160	30	2006	48	4,744
FUS	1,308	100	2006	1,308	129,257
TOTALS	2,924			2,553	252,290

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	0	37	16			6.50	100	2006	2006	3	86	3,309	
2	0810	CONCRETE A	0	0	19	3			6.50	100	2006	2006	3	86	319	

96036 STARLIGHT LN, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	252,290		
TOTAL MARKET OB/XF VALUE	3,628		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	320,918		
SOH/AGL Deduction	22,751		
ASSESSED VALUE	298,167		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	298,167		
TOTAL JUST VALUE	320,918		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	311,119		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10922	H/AC	0	01/01/2006
E16564	NEW CONSTR	2,000	01/01/2006
P10278	NEW CONSTR	0	11/01/2005
B16209	NEW CONSTR	161,198	10/01/2005
R08333	REPAIR/RRF	3,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1840/1296	2/13/2013	WD Q	Q	I	02	125,000

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: AMERICAN HOMES 4 RE
1804/0958 7/30/2012 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: FEDERAL NATIONAL MO

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2006] N21 BAS=[YR=2006] N29 FOP=[YR=2006] N10 W10 S10 E10\$W10 N10 W18 S32 FOP=[YR=2006] S20 E8 N20 W8\$E8 S7 E20\$W20 S21 E20\$ PTR= E15N12 FUS=[YR=2006] N48 E18 S10 E10 S42 W16 N4 W12\$ S12W15\$.

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	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								