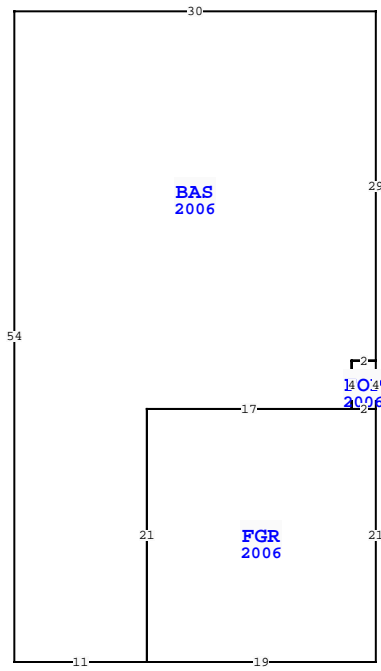




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,213	100	2006
FGR	399	55	2006
FOP	8	30	2006
TOTALS	1,620		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,434	121.4304	121.43	174,131	2006	2006	0	0	8.55	91.45		
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			159,243
TOTAL MARKET OB/XF VALUE			4,399
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			228,642
SOH/AGL Deduction			17,471
ASSESSED VALUE			211,171
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			211,171
TOTAL JUST VALUE			228,642
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10921	H/AC	0	01/01/2006
E16601	NEW CONSTR	2,000	01/01/2006
P10282	NEW CONSTR	0	11/01/2005
B16208	NEW CONSTR	94,494	10/01/2005
R08332	REPAIR/RRF	3,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1952	8/12/2008	WD Q	Q	I	01	100
GRANTOR: LANDTROOP DORMAN W & GRANTEE: LANDTROOP DORMAN W						
1413/0909	5/19/2006	WD U	U	I	07	100
GRANTOR: JOYCE BILLY MARK GRANTEE: LANDTROOP DORMAN W						

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	38	15			6.50	100	2006	2006	3	86	3,186	
2	0810	CONCRETE A	0	0	39	3			6.50	100	2006	2006	3	86	654	
3	0810	CONCRETE A	0	0	10	10			6.50	100	2006	2006	3	86	559	

TOTAL OB/XF														4,399	
96064 STARLIGHT LN, YULEE															
														05/13/2025	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=2006] N21 FOP=[YR=2006] N4 W2 S4 E2SW2 N4 E2BAS=[YR=2006] N29 W30 S54 E11 N21 E17 N4 E2SW2 S4 W17 S21 E19\$.													

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							