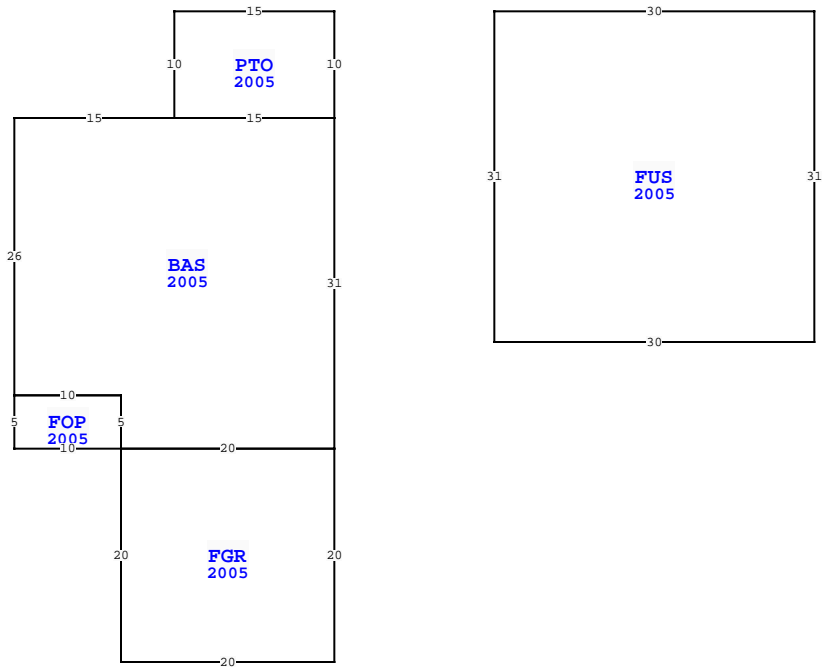




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE 70		
Exterior Wall	16		WD FR STUC 30		
Roof Structure	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	14		CARPET 70		
Interior Floor	08		SHT VINYL 30		
Air Condition	03		CENTRAL 100		
Heating Type	04		AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2.5 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2005	880	88,590
FGR	400	55	2005	220	22,148
FOP	50	30	2005	15	1,510
FUS	930	100	2005	930	93,624
PTO	150	5	2005	8	805
TOTALS	2,410			2,053	206,678

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2023											
Heated Area: 1810											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			206,678
TOTAL MARKET OB/XF VALUE			2,787
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			274,465
SOH/AGL Deduction			3,303
ASSESSED VALUE			271,162
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			220,440
TOTAL JUST VALUE			274,465
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			265,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10261	H/AC	0	09/01/2005
E15537	NEW CONSTR	1,500	08/01/2005
P09791	NEW CONSTR	0	08/01/2005
R07859	REPAIR/RRF	1,500	07/01/2005
B15545	NEW CONSTR	200,130	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1025	3/04/2022	WD	Q	I	01	310,000
GRANTOR: WERTZ GABRIEL JOSEPH						
GRANTEE: WEANT IAN P						
2228/0888	9/25/2018	WD	Q	I	01	185,000
GRANTOR: GANDASUTISNA SHIRLEY						
GRANTEE: WERTZ GABRIEL JOSEPH						

EXTRA FEATURES		96088 STARLIGHT LN, YULEE														
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	100	0	0			638.00	SF	5.20				5.20	2,787

TOTAL OB/XF										2,787						

LAND DESCRIPTION																								
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							