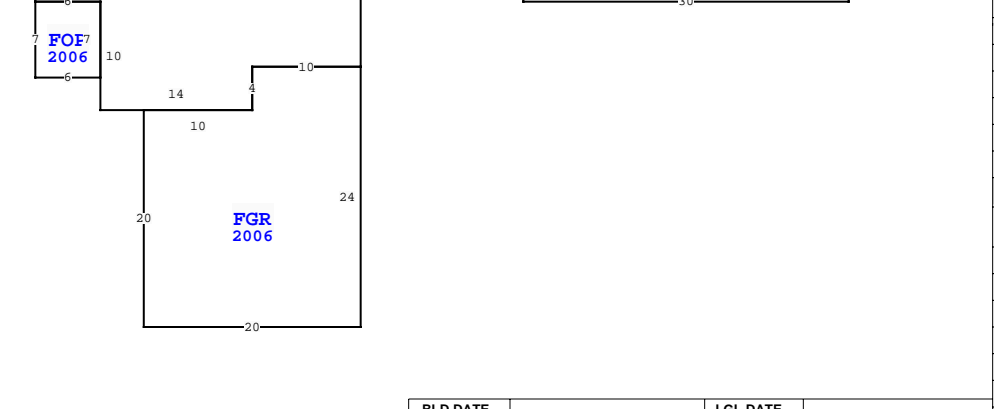




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,255	117.1002	117.10	264,060	2006	2006	0	0	0	8.65	91.35		
1 SINGLE FAM - 100% - 2022 Heated Area: 2000 HX Base Yr 2022														



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	1,100	100	2006	1,100	117,668
FGR	440	55	2006	242	25,887
FOP	42	30	2006	13	1,390
FUS	900	100	2006	900	96,274
TOTALS	2,482			2,255	241,219

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			241,219
TOTAL MARKET OB/XF VALUE			4,550
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			310,769
SOH/AGL Deduction			38,252
ASSESSED VALUE			272,517
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			221,795
TOTAL JUST VALUE			310,769
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17009	NEW CONSTR	1,800	03/01/2006
M11197	MECH OTHER	0	03/01/2006
C16979	CO ISSUED	213,990	01/01/2006
R08818	REPAIR/RRF	1,500	01/01/2006
B16979	NEW CONSTR	213,990	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1799	4/14/2021	WD	Q	I	01	257,500
GRANTOR: REYES MARIA J						
GRANTEE: KRAUSE EMILY REID &						
1450/1177	10/09/2006	WD	Q	I		214,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: REYES MARIA J						

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	9	13	117.00	SF	6.50	6.50	100	2006	2006	3	86	654	
2	0810	CONCRETE A	0 100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	86	3,309	
3	0810	CONCRETE A	0 100	35	3	105.00	SF	6.50	6.50	100	2006	2006	3	86	587	

96110 STARLIGHT LN, YULEE										BLD DATE		LGL DATE		05/13/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=2006] N24 BAS=[YR=2006] N36 W30 S30 FOP=[YR=2006] S7 E6 N7 W6\$E6 S10 E14 N4 E10\$W10 S4 W10 S20 E20\$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30\$ S30 W15\$.													

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							