

GARCIA EDUARDO ENRIQUE
4756 LUQUI COURT
WEST PALM BEACH, FL 33415-7465

37-3N-28-0740-0015-0000



BUILDING CHARACTERISTICS

CD CONSTRUCTION

ELEMENT CD
Exterior Wall 05 AVERAGE 90
Exterior Wall 21 STONE 10
Roof Structur 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floo 14 CARPET 70
Interior Floo 08 SHT VINYL 30
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories Units 02 WOOD FRAME 100
1. 1. 100
0 100
Occupancy 00 NONE 100

Quality 03 Quality Level 03
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	1,213	100	2005	1,213	131,696
FGR	399	55	2005	219	23,777
FOP	8	30	2005	2	217
PTO	100	5	2005	5	543

TOTALS 1,720 1,439 156,233

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 1,439 114.6080 120.34 173,169 2005 2005 0 0 0 9.78 90.22

1 SINGLE FAM 0% - 0 Heated Area: 1213 HX Base Yr

10 PTO 2005 10 10
BAS 2005 29 29
FGR 2005 17 19 21 21
R2 BAS 2005 21 21
P2 FGR 2005 21 21
E1 54 11 19 21

BLD DATE XF DATE INC DATE YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

EXTRA FEATURES 96005 STARLIGHT LN, YULEE

LAND DESCRIPTION TOTAL OB/XF 0

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS

NASSAW COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 156,233
TOTAL MARKET OB/XF VALUE 0
TOTAL LAND VALUE - MARKET 65,000
TOTAL MARKET VALUE 221,233
SOH/AGL Deduction 0
ASSESSED VALUE 221,233
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 221,233
TOTAL JUST VALUE 221,233
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 224,580

PERMIT NUM DESCRIPTION AMT ISSUED
E16048 NEW CONSTR 2,000 10/01/2005
M10551 H/AC 0 10/01/2005
P09923 NEW CONSTR 0 08/01/2005
R0507781 REPAIR/RRF 3,000 06/01/2005
B0515446 NEW CONSTR 94,494 06/01/2005

SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
1376/0079 12/22/2005 WD Q I 130,200 GRANTOR:YOUNG AMERICAN HOMES GRANTEE:GARCIA EDUARDO ENRI
1344/0784 8/23/2005 WD U V 19 176,500 GRANTOR:HERON ISLES JOINT VEN GRANTEE:YOUNG AMERICAN HOME

BUILDING NOTES BUILDING DIMENSIONS BAS=[YR=2005] W1 PT0=[YR=2005] N10 W10 S10 E10\$ W29 S54 E11 FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2\$ W19 S21\$ N21 E17 N4 E2 N29\$.