



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	193,859
FGR	420	55	231	24,128
FOP	110	30	33	3,447
PTO	70	5	4	418
TOTALS	2,456		2,124	221,852

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
1	0811	CONCRETE B	0	0	0	0	684.00	SF	5.20	5.20	100	2022	2022

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
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,124	115.7380	104.45	221,852	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 1856 HX Base Yr													
75186 NASSAU STATION WAY, YULEE													

TOTAL OB/XF													
3,557													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												221,852	
TOTAL MARKET OB/XF VALUE												3,557	
TOTAL LAND VALUE - MARKET												45,000	
TOTAL MARKET VALUE												270,409	
SOH/AGL Deduction												0	
ASSESSED VALUE												270,409	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												270,409	
TOTAL JUST VALUE												270,409	
NCON VALUE												225,409	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												45,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002039	CO ISSUED	0	02/07/2022
21002517	NEW CONSTR	269,188	07/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2537/0291	2/07/2022	WD	Q	I	01	326,700	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: KOGAN YEVGENIY							
2467/1720	6/03/2021	WD	Q	V	05	600,000	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W15 PT0=[YR=2022] N7 W10 S7 E10\$ W24 S59 E3 FOP=[YR=2022] S5 E17 N5 FGR=[YR=2022] E19 N20 W21 S20 E2\$ W2 N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.													