



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	125	30	38	3,969
PTO	70	5	4	418
TOTALS	2,471		2,129	222,374

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
1	0811	CONCRETE B	0 100	0	0	648.00	SF	5.20	5.20	100	2022	2022	3	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,129	115.7380	104.45	222,374	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1856 HX Base Yr 2023											
75168 NASSAU STATION WAY, YULEE											

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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 222,374											
TOTAL MARKET OB/XF VALUE 3,370											
TOTAL LAND VALUE - MARKET 45,000											
TOTAL MARKET VALUE 270,744											
SOH/AGL Deduction 40,930											
ASSESSED VALUE 229,814											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 179,814											
TOTAL JUST VALUE 270,744											
NCON VALUE 225,255											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 45,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002324	CO ISSUED	0	02/10/2022
21002322	NEW CONSTR	269,599	05/03/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2539/0321	2/11/2022	WD	Q	I	01	321,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: GLENN TOMMIE ANGEL							
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 FOP=[YR=2022] S5 E20 N5 FGR=[YR=2022] E19 N20 W21 S20 E2\$ W2 N5 W5 S5 W13\$ E13 N5 E5 N15 E21 N39\$.														