LOT 6
NASSAU STATION OR 2425/1321

**DISLA EDWARD & WALKYDIA ZULEIKA**
75162 NASSAU STATION WAY
YULEE, FL 32097

**2023**

**08-2N-27-0215-0006-0000**

## NASSAU COUNTY PROPERTY

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### BUILDING CHARACTERISTICS

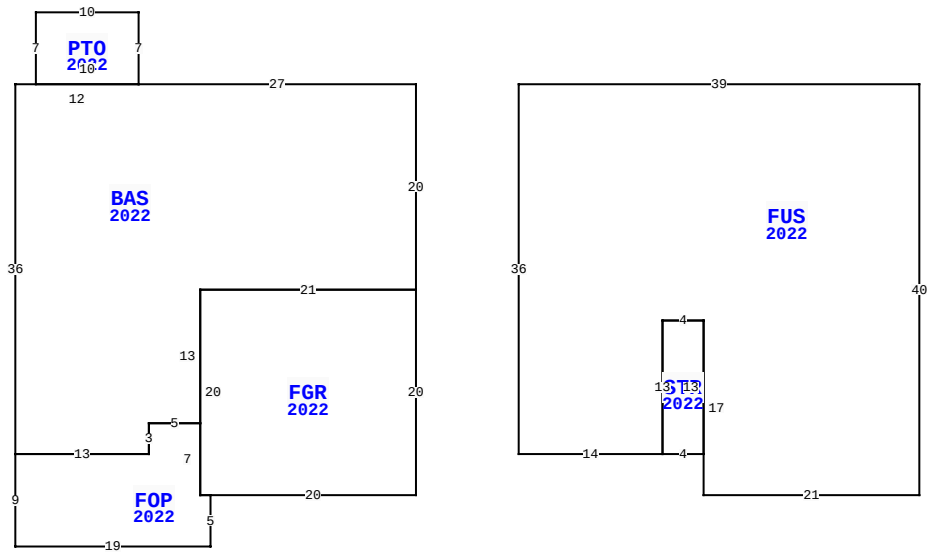
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,053 | 100 | 1,053 | 106,290 |
| FGR | 420 | 55 | 231 | 23,317 |
| FOP | 182 | 30 | 55 | 5,552 |
| FUS | 1,436 | 100 | 1,436 | 144,950 |
| PTO | 70 | 5 | 4 | 404 |
| STR | 52 | 10 | 5 | 505 |
| TOTALS | 3,213 | | 2,784 | 281,017 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,784 | 111.8400 | 100.94 | 281,017 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2489 HX Base Yr 2023




75162 NASSAU STATION WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 281,017 |
| TOTAL MARKET OB/XF VALUE | | 3,598 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 329,615 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 329,615 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 279,615 |
| TOTAL JUST VALUE | | 329,615 |
| NCON VALUE | | 284,615 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 45,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21002478 | CO ISSUED | 0 | 03/09/2022 |
| 21002478 | NEW CONSTR | 354,548 | 05/10/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2547/0620 | 3/15/2022 | SW | Q | I | 01 | 369,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: DISLA EDWARDS & DIA | | | | | | |
| 2467/1720 | 6/03/2021 | WD | Q | V | 05 | 600,000 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2022] W27 PTO=[YR=2022] N7 W10 S7 E10$ W12 S36 FOP=[YR=2022] S9 E19 N5 FGR=[YR=2022] E20 N20 W21 S20 E1$ W1 N7 W5 S3 W13$ E13 N3 E5 N13 E21 N20$ PTR=E10 FUS=[YR=2022] S36 E14 STR=[YR=2022] E4 N13 W4 S13$ N13 E4 S17 E21 N40 W39$ W10$.

### EXTRA FEATURES

| LN | 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 | 692.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,598 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,598

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000134 | C | SFR POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 03/18/2022 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS