



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	1,965	116.7180	105.34	206,993	2021	2021	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 1705										
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2022										
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 70																							
Interior Floo	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	1,705	100	1,705	179,605																					
FGR	400	55	220	23,175																					
FOP	120	30	36	3,792																					
PTO	70	5	4	421																					
TOTALS			2,295	1,965	206,993																				
EXTRA FEATURES			75154 NASSAU STATION WAY, YULEE																						
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	0811	CONCRETE B	0 100	0	0	652.00	SF	5.20	5.20	100	2021	2021	3	100	3,390										
PTO 2021 BAS 2021 FGR 2021 FOP 2021																									
BLD DATE XF DATE INC DATE 03/29/2022 NW LGL DATE LAND DATE AG DATE																									
SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2526/0478 12/30/2021 SW Q I 01 313,000																									
GRANTOR: D R HORTON INC-JACKSO																									
GRANTEE: DICKINSON CYNDRA &																									
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=2021] W29 PT0=[YR=2021] N7 W10 S7 E10\$ W10 S55 E5 FOP=[YR=2021] S5 E16 N5 FGR=[YR=2021] E18 N20 W20 S20 E2\$ W2 N8 W5 S8 W9\$ E9 N8 E5 N12 E20 N35\$.																									
LAND DESCRIPTION TOTAL OB/XF 3,390																									
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	000135	C	SFR CNSVTN	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 01/04/2022 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																									