



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	1,705	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											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,965	116.7180	105.34	206,993	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0 Heated Area: 1705 HX Base Yr											

75110 NASSAU STATION WAY, YULEE											
BLD DATE 03/29/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		206,993	
TOTAL MARKET OB/XF VALUE		3,307	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		255,300	
SOH/AGL Deduction		14,836	
ASSESSED VALUE		240,464	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,464	
TOTAL JUST VALUE		255,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005596	NEW CONSTR	234,598	05/03/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2514/0743	11/12/2021	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: WATSON BLAKE JAASIE					
2448/1201	4/01/2021	WD	Q	V	05
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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
3,307											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00