



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		3 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	178,714
FGR	420	55	231	24,128
FOP	115	30	34	3,551
PTO	156	5	8	836
USP	180	30	54	5,640

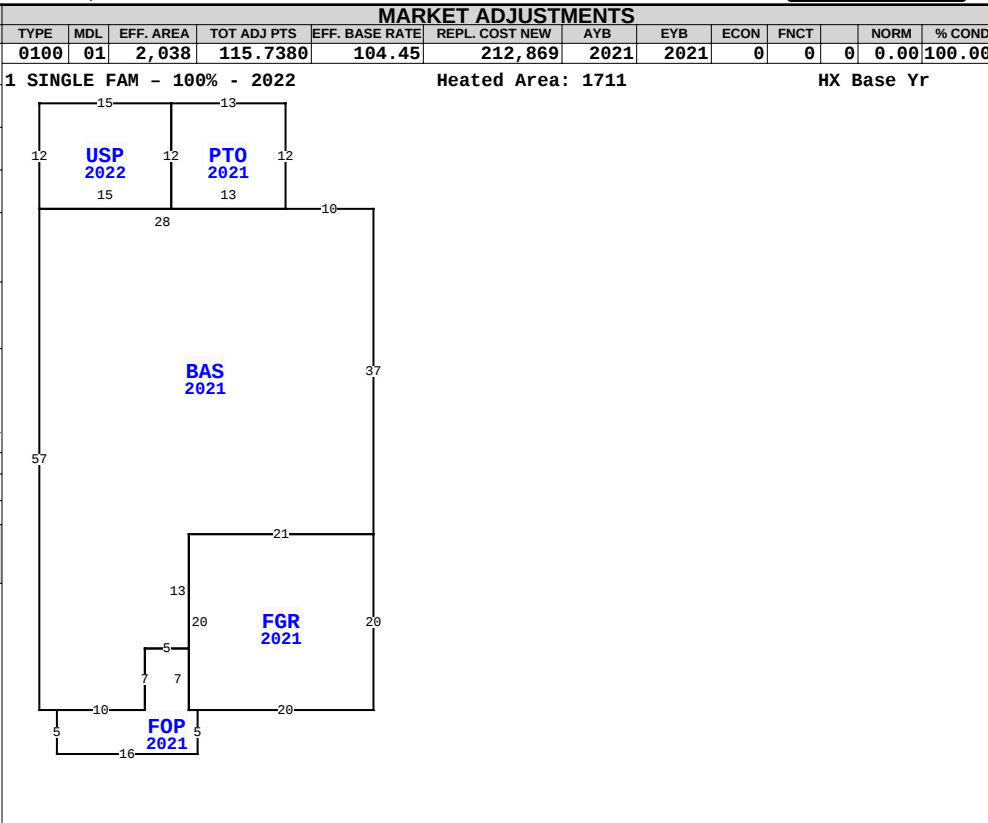
TOTALS	2,582		2,038	212,869
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EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	2021	2021	3	100	3,323	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	
4	0462	ST/AL FNC	0	100	0	0	216.00	SF	10.00	10.00	100	2022	2022	3	100	2,160	
5	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2022	2022	3	100	4,608	

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	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							



75076 NASSAU STATION WAY, YULEE

BLD DATE	03/29/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 10,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,038	115.7380	104.45	212,869	2021	2021	0	0	0.00	100.00

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,869
TOTAL MARKET OB/XF VALUE		10,691
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		268,560
SOH/AGL Deduction		254,133
ASSESSED VALUE		14,427
TOTAL EXEMPTION VALUE	13	14,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		268,560
NCON VALUE		14,427
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015507	ADDITION	5,209	11/09/2021
21001902	NEW CONSTR	236,992	02/17/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2499/0062	9/21/2021	SW	Q	I	01	290,000

SALES DATA

GRANTOR: D R HORTON INC-JACKSO	
GRANTEE: SMITH DAVID A & MAR	
2433/1584	2/11/2021 WD Q V 05 960,000

GRANTOR: PATRIOT RIDGE LLP

GRANTEE: D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W10 PTO=[YR=2021] N12 W13 USP=[YR=2022] W15 S12 E15 N12\$ S12 E13\$ W28 S57 E2 FOP=[YR=2021] S5E16 N5 FGR=[YR=2021] E20 N20 W21 S20E1\$ W1 N7 W5 S7 W10\$ E10 N7 E5N13 E21 N37\$.