



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	110	30	33	3,447
PTO	70	5	4	418
TOTALS	2,456		2,124	221,852

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	697.00	SF	5.20	5.20	100	2022

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,124	115.7380	104.45	221,852	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 1856											
HX Base Yr											
75005 NASSAU STATION WAY, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
3,624											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			221,852
TOTAL MARKET OB/XF VALUE			3,624
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			270,476
SOH/AGL Deduction			0
ASSESSED VALUE			270,476
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			270,476
TOTAL JUST VALUE			270,476
NCON VALUE			225,476
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006593	CO ISSUED	0	04/27/2022
21000553	NEW CONSTR	255,077	08/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2561/1666	5/05/2022	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: CASEY ERIC & ASHLEY					
2485/0896	8/05/2021	WD	Q	V	05
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 E3 FOP=[YR=2022] S5 E17 N5 FGR=[YR=2022] E19 N20 W21 S20 E2\$ W2 N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.											