



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

TOTALS		2,456	TOTALS		2,124	221,852	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0470	VNYL GATE	0	100	0	0	
3	0463	FENCE GATE	0	100	0	0	
4	0462	ST/AL FNC	0	100	0	0	
5	0476	VF 6 SBPL	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

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	2021	2021	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 1856 HX Base Yr 2023												
75019 NASSAU STATION WAY, YULEE												
BLD DATE 03/29/2022 NW LGL DATE XF DATE INC DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,852	
TOTAL MARKET OB/XF VALUE		8,006	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		274,858	
SOH/AGL Deduction		0	
ASSESSED VALUE		274,858	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		224,858	
TOTAL JUST VALUE		274,858	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,513	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002045	NEW CONSTR	255,077	02/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1091	9/17/2021	SW	Q	I	01	284,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRUNSON SHAYNE A JR						
2428/1461	1/26/2021	WD	Q	V	05	600,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2021] W15 PT0=[YR=2021] N7 W10 S7 E10\$ W24 S59 E3 FOP=[YR=2021] S5 E17 N5 FGR=[YR=2021] E19 N20 W21 S20 E2\$ W2 N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.												