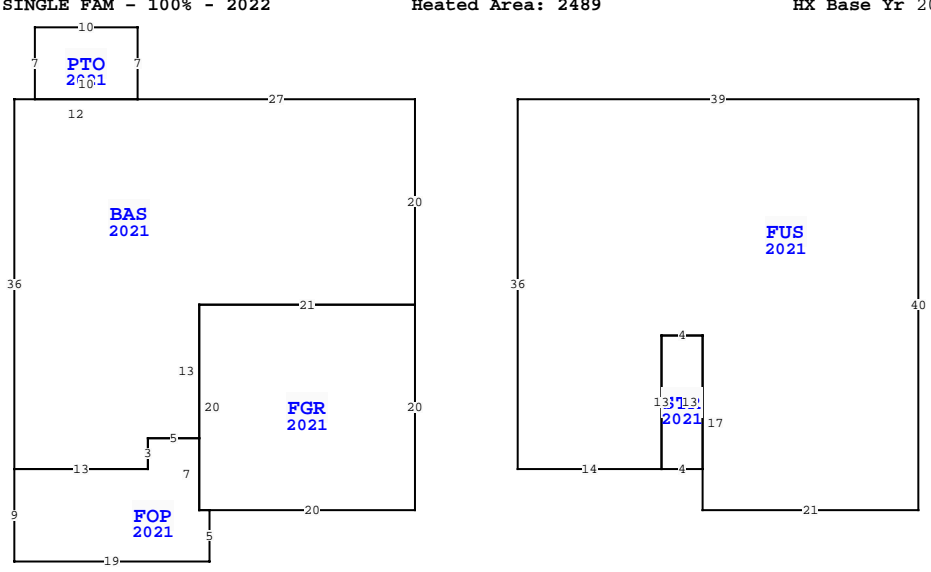




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	50	
Interior Floo	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		5	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	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	1,053	100	1,053	103,552
FGR	420	55	231	22,717
FOP	182	30	55	5,409
FUS	1,436	100	1,436	141,216
PTO	70	5	4	393
STR	52	10	5	492
TOTALS	3,213		2,784	273,779

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022		273,779	2021	2021	0	0	0.00	100.00
					Heated Area: 2489	HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,779
TOTAL MARKET OB/XF VALUE			8,460
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			327,239
SOH/AGL Deduction			80,939
ASSESSED VALUE			246,300
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			196,300
TOTAL JUST VALUE			327,239
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002047	NEW CONSTR	335,935	02/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0443	8/27/2021	SW	Q	I	01	328,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DOUGHERTY ERIN M &						
2428/1461	1/26/2021	WD	Q	V	05	600,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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	623.00	SF	5.20	5.20	100	2021	2021	3	100	3,240	
2	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
3	0476	VF 6 SBPL	0	100	0	96.00	LF	32.00	32.00	100	2021	2021	3	99	3,041	
4	0462	ST/AL FNC	0	100	0	192.00	SF	10.00	10.00	100	2021	2021	3	98	1,882	

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

BUILDING NOTES	
75031 NASSAU STATION WAY, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2021] W27 PTO=[YR=2021] N7 W10 S7 E10\$ W12 S36 FOP=[YR=2021] S9 E19 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1 N7 W5 S3 W13\$ E13 N3 E5 N13 E21 N20\$ PTR=E10 FUS=[YR=2021] S36 E14 STR=[YR=2021] E4 N13 W4 S13\$ N13 E4 S17 E21 N40 W39\$ W10\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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							