

RIDDICK MARCUS W & UWANA J
75075 NASSAU STATION WAY
YULEE, FL 32097

08-2N-27-0215-0049-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms5100
Bathrooms3100
Frame02WOOD FRAME 100
Stories2.2.100
Units0100
Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBYEYECONFNCTNORM% COND

0100012,784118.0800106.57296,691202120210000.00100.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2489 HX Base Yr 2022

PLOT 2021

FUS 2021

FGR 2021

BAS 2021

FOP 2021

STR 2021

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 296,691
TOTAL MARKET OB/XF VALUE 3,640
TOTAL LAND VALUE - MARKET 45,000
TOTAL MARKET VALUE 345,331
SOH/AGL Deduction 43,231
ASSESSED VALUE 302,100
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 252,100
TOTAL JUST VALUE 345,331
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 293,301

PERMIT NUM DESCRIPTION AMT ISSUED
21002899 NEW CONSTR 354,548 03/23/2021

SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
2501/1931 9/30/2021 SW Q I 01 365,000 GRANTOR:D R HORTON INC-JACKSO GRANTEE:RIDDICK MARCUS W & 2433/1584 2/11/2021 WD Q V 05 960,000 GRANTOR:PATRIOT RIDGE LLP GRANTEE:D R HORTON INC-JACK

BUILDING NOTES BAS=[YR=2021] W2 PTO=[YR=2021] N7 W10 S7 E10\$ W37 S20 FGR=[YR=2021] S20 E20 FOP=[YR=2021] S5 E19 N9 W13 N3 W5 S7 W1\$ E1 N20 W21\$ E21 S13 E5 S3 E13 N36\$ PTR=E10 FUS=[YR=2021] S40 E21 N4 STR=[YR=2021] E4 N13 W4 S13\$ N13 E4 S13 E14 N36 W39\$ W10\$. BUILDING DIMENSIONS

EXTRA FEATURES

L N OBJ 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 0 700.00 SF 5.20 5.20 100 2021 2021 3 100 3,640

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT 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

REVIEW DATE 11/23/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS