



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05		AVERAGE	70
Exterior Wall	16		WD FR STUC	30
Roof Structure	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floor	14		CARPET	70
Interior Floor	08		SHT VINYL	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	04		Quality Level	04
DOR CODE	0100		SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC	4050.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,681	100	1,681	154,123
FGR	624	55	343	31,448
FOP	36	30	11	1,008
FSP	240	40	96	8,802
PTO	9	5	0	0
TOTALS	2,590		2,131	195,381

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,131	110.0001	99.28	211,566	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM - 0% - 0 Heated Area: 1681 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			195,381
TOTAL MARKET OB/XF VALUE			4,470
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			249,851
SOH/AGL Deduction			22,291
ASSESSED VALUE			227,560
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			227,560
TOTAL JUST VALUE			249,851
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617090	CO ISSUED	0	03/01/2006
B0617090	NEW CONSTR	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/1545	8/28/2015	CT	U	I	18	123,300

GRANTOR: CLERK OF COURT
GRANTEE: AMERICAN HOMES 4 RE
1934/1411 8/27/2014 QC U I 11 100
GRANTOR: REED LACI E
GRANTEE: HOA PROBLEM SOLUTIO

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	0812	CONCRETE C	0	0	0	0		4.00	100	2006	2006	3	88	4,470	

TOTAL OB/XF													4,470
76045 LONG POND LOOP, YULEE													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2006] W1 U2 L2 W8 D2 L2 W5 FSP=[YR=2006] N10 W24 S10 E24\$ W31 S39 E12 N3 E10 FOP=[YR=2006] S1 E6 FGR=[YR=2006] S14 E31 N20 W7 PTO=[YR=2006] N3 W3 S3 E3\$W3 N2 W2 S2 W19 S6\$ N6 W6 S5\$ N5 E25 N2 E2 N29\$.												

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	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								