

STEPHENS CHRISTIE & BLAKE
75936 SAFFRON LANE
YULEE, FL 32097

10-2N-26-2010-0023-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08HARDIE BRD 100

RooF StructurRoof CoverInterior WallInterior FlooInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrameStoriesUnitsOccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOCBASFGRFOPPTOTOTALS

03COMP SHNGL 10005DRYWALL 10011CLAY TILE 6014CARPET 4003CENTRAL 10004AIR DUCTED 10041002100WOOD FRAME 1001.1.1000100NONE 10003Quality Level 030100SINGLE FAMILYMKT AREA055020.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE2,0391002,039210,6294415524325,1023830111,1363652207

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTEFF. RATEBASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALADJUNITPRICEORIGCONDYEAR ONACTUALQ% CONDADJ UNIT PRICEOB/XF MKT VALUENOTESBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

0100012,295114.4640103.30237,074202120210000.00100.001 SINGLE FAM - 100% - 2022Heated Area: 2039HX Base Yr 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE237,074TOTAL MARKET OB/XF VALUE3,120TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE305,194SOH/AGL Deduction33,767ASSESSED VALUE271,427TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE221,427TOTAL JUST VALUE305,194NCNON INCOME VALUEPREVIOUS YEAR MKT VALUE263,521

Sales Data

OFF RECORD NumberDATETYPEINSTQU / I V / I RSN CD SALE PRICE2521/173512/13/2021SW Q Q I 01319,900GRANTOR: RICHMOND AMERICAN HOMGRANTEE: STEPHENS CHRISTIE &2394/03499/21/2020SW Q Q V 052,760,300GRANTOR: THREE RIVERS DEVELOPEGRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 PT0=[YR=2021] N3 W12 S3 E12\$ W14 S75 E10 N2 FOP=[YR=2021] E6 N3 FGR=[YR=2021] E19 N21 W21 S21 E2\$ W2 N5 W4 S8\$ N8 E4 N16 E21 N49 \$.

LAND DESCRIPTION

L USE CLS LAND USE CAP RD LOC FRONT DEPTH TOT UNITS UNIT DT DPHT % TOT UNIT ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV

000134C SFR POND100PUD45.00120.001.00LT1.001.001.0065,000.0065,000.0065,000REVIEW DATE01/05/2022BYDJTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/02/2023 BY SYS

Floor Plan Diagram

Diagram showing building footprint with dimensions and labels BAS 2021, FGR 2021, FOP 2021.