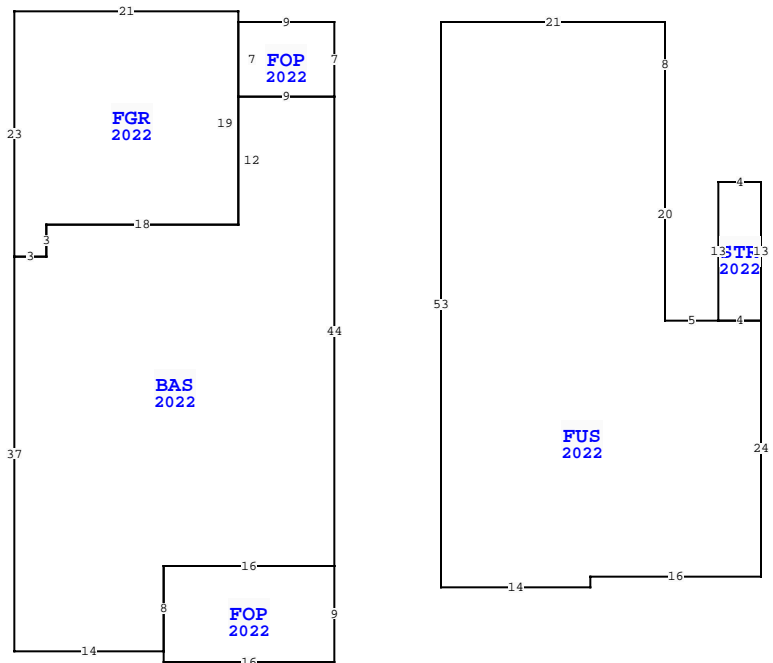


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,796	111.8400	100.94	282,228	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2493 HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,171	100	1,171	118,201
FGR	429	55	236	23,822
FOP	63	30	19	1,918
FOP	144	30	43	4,340
FUS	1,322	100	1,322	133,443
STR	52	10	5	505
TOTALS	3,181		2,796	282,228

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	0	0	1,024.00	SF	5.20	5.20	100	2022	2022	3	100	5,325	

75257 CHELSEA GARDEN LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			282,228
TOTAL MARKET OB/XF VALUE			5,325
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			352,553
SOH/AGL Deduction			0
ASSESSED VALUE			352,553
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			352,553
TOTAL JUST VALUE			352,553
NCON VALUE			287,553
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209834	CO ISSUED	0	12/21/2022
22009834	NEW CONSTR	395,699	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0701	12/29/2022	WD	Q	I	01	440,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2572/1294	6/21/2022	SW	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2022] W9 FGR=[YR=2022] N1 W21 S23 BAS=[YR=2022] S37 E14 FOP=[YR=2022] S1 E16 N9 W16 S8\$ N8 E16 N44 W9 S12 W18 S3 W3\$ E3 N3 E18 N19\$ S7 E9 N7\$ PTR= E10 FUS=[YR=2022] E21 S8 S20 E5 STR=[YR=2022] N13 E4 S13 W4\$ E4 S24 W16 S1 W14 N53\$ 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	000100	C	SFR	0		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							