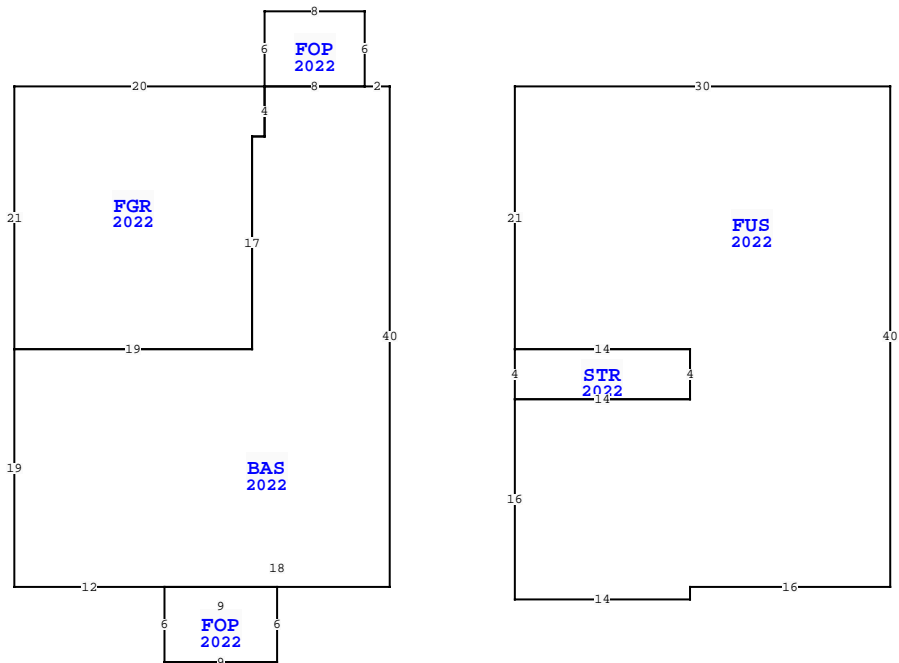


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,213	115.1500	103.92	229,975	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 1955 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	797	100	797	82,824
FGR	403	55	222	23,070
FOP	48	30	14	1,455
FOP	54	30	16	1,663
FUS	1,158	100	1,158	120,339
STR	56	10	6	624
TOTALS	2,516		2,213	229,975

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				229,975
TOTAL MARKET OB/XF VALUE				6,640
TOTAL LAND VALUE - MARKET				65,000
TOTAL MARKET VALUE				301,615
SOH/AGL Deduction				0
ASSESSED VALUE				301,615
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				301,615
TOTAL JUST VALUE				301,615
NCON VALUE				236,615
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210395	CO ISSUED	0	12/21/2022
22010395	NEW CONSTR	310,633	07/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0691	12/29/2022	WD	Q	I	01	375,900
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						

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	1,277.00	SF	5.20	5.20	100	2022	2022	3	100	6,640	

TOTAL OB/XF														6,640			
75249 CHELSEA GARDEN LN, YULEE																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2022] W2 FOP=[YR=2022] N6 W8 S6 E8\$ W8													
FGR=[YR=2022] W20 S21 E19 N17 E1 N4\$ S4 W1 S17 W19 S19 E12													
FOP=[YR=2022] S6 E9 N6 W9\$ E18 N40\$ PTR= E10 FUS=[YR=2022]													
E30 S40 W16 S1 W14 N16 STR=[YR=2022] N4 E14 S4 W14\$ E14 N4													
W14 N21\$ W10\$.													

LAND DESCRIPTION														TOTAL OB/XF														6,640			
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														