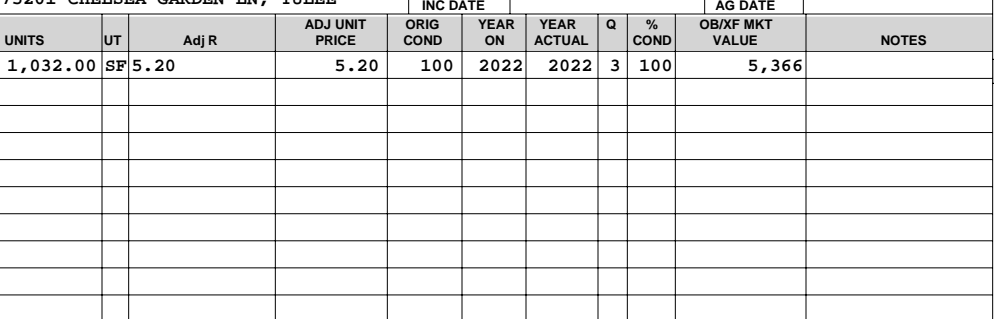


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	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	2,389	113.1900	102.15	244,036	2022	2022	0	0	0	100.00	

1 SINGLE FAM - 0% - 2023 Heated Area: 2075 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	1,128	100	1,128	115,225
FGR	449	55	247	25,231
FOP	81	30	24	2,452
FOP	143	30	43	4,392
FUS	947	100	947	96,736
TOTALS	2,748		2,389	244,036

EXTRA FEATURES 75201 CHELSEA GARDEN LN, YULEE

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	1,032.00	SF	5.20	5.20	100	2022	2022	3	100	5,366	

LAND DESCRIPTION		TOTAL OB/XF 5,366																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

NASSAU COUNTY PROPERTY			PAGE 1 of 1		
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4			Tax Dist:		
BUILDING MARKET VALUE			244,036		
TOTAL MARKET OB/XF VALUE			5,366		
TOTAL LAND VALUE - MARKET			65,000		
TOTAL MARKET VALUE			314,402		
SOH/AGL Deduction			0		
ASSESSED VALUE			314,402		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			314,402		
TOTAL JUST VALUE			314,402		
NCON VALUE			249,402		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210393	CO ISSUED	0	12/20/2022
22010393	NEW CONSTR	334,689	07/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0687	12/30/2022	WD	Q	I	01	386,800
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	
FGR=[YR=2022] W21 S8 FOP=[YR=2022] W9 S9 BAS=[YR=2022] S35 FOP=[YR=2022] S11 E13 N11 W13\$ E13 S10 E17 N41 W23 N4 W7\$ E9 N9\$ S9 W2 S4 E23 N21 \$ PTR= E10 FUS=[YR=2022] E30 S32 W17 N1 W13 N31\$ W10\$.	