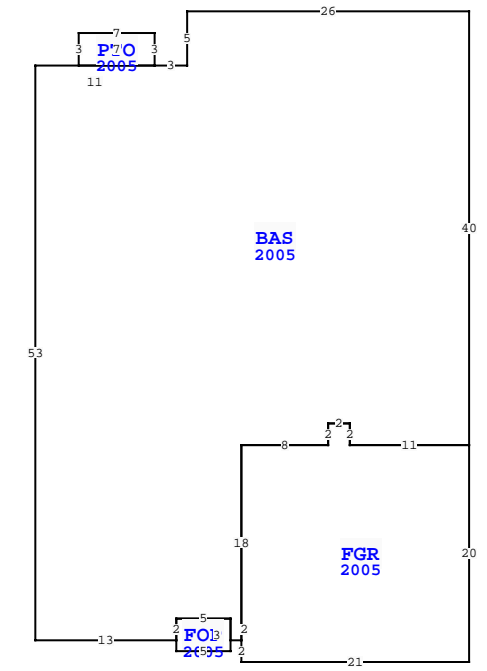


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,858	100	1,858
FGR	424	55	233
FOP	15	30	4
PTO	21	5	1
TOTALS	2,318		2,096
			181,452

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,096	108.3880	97.82	205,031	2005	2005	0	0	3	8.50	88.50
1 SINGLE FAM - 0% - 0 Heated Area: 1858 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			181,452
TOTAL MARKET OB/XF VALUE			3,239
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			239,691
SOH/AGL Deduction			24,084
ASSESSED VALUE			215,607
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			215,607
TOTAL JUST VALUE			239,691
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514182	ELEC OTHER	1,500	02/01/2005
B13739	NEW CONSTR	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/1909	2/08/2019	WD Q	Q	I	01	195,000
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: AH4R PROPERTIES TWO						
1885/1415	10/18/2013	SW Q	Q	I	02	127,000
GRANTOR: DODGE NP JR TRUSTEE						
GRANTEE: PATEL PARBHUBHAI N						

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	716.00	SF	5.20	5.20	100	2005	2005	3	87	3,239	

BLD DATE	01/28/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

76015 DEERWOOD DR, YULEE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W26 S5 W3 PTO=[YR=2005] N3 W7 S3 E7\$ W11 S53 E13 FOP=[YR=2005] S1 E5 N3 W5 S2\$ N2 E5 S2 E1 FGR=[YR=2005] S2 E21 N20 W11 N2 W2 S2 W8 S18\$ N18 E8 N2 E2 S2 E11 N40\$.	

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	55,000.00	55,000.00	55,000							