



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
---------	--	----------	----

NEIGHBORHOOD/LOC	5013.00
------------------	---------

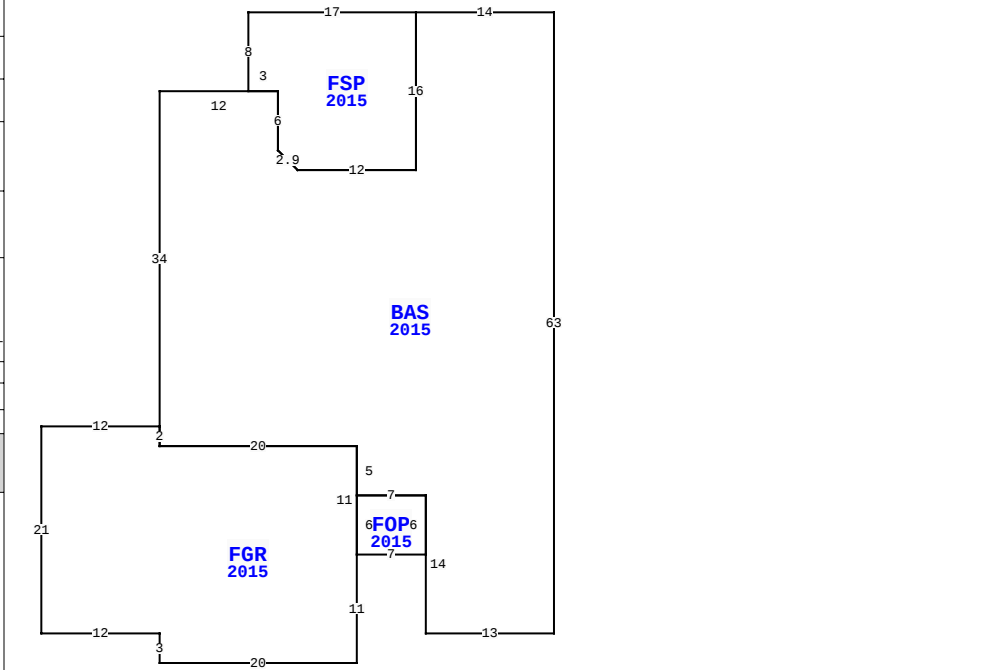
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1,724	180,680
FGR	692	55	381	39,930
FOP	42	30	13	1,362
FSP	246	40	98	10,271

TOTALS	2,704		2,216	232,244
--------	-------	--	-------	---------

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	0810	CONCRETE A	0	100	0	0	996.00	SF	6.50	6.50	100	2015	2015	3	96	6,215	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2016	2016	3	84	25,990	
4	0855	CONC PAVER	0	100	0	0	736.00	SF	10.00	10.00	100	2016	2016	3	97	7,139	
5	0476	VF 6 SBPL	0	100	0	0	143.00	LF	32.00	32.00	100	2020	2020	3	98	4,484	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,216	119.7756	108.10	239,550	2015	2015	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 1724 HX Base Yr 2022									



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

80040 CATTAIL CIR, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,244	
TOTAL MARKET OB/XF VALUE		45,768	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		333,012	
SOH/AGL Deduction		48,592	
ASSESSED VALUE		284,420	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		234,420	
TOTAL JUST VALUE		333,012	
NCON VALUE		4,484	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,783	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631627	SWIM POOL	0	01/08/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1016	9/15/2021	WD	Q	I	02	410,000
GRANTOR: JONES PATRICK S & KRI						
GRANTEE: EDWARDS LOWELL S &						
1966/0166	2/25/2015	WD	Q	I	01	202,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JONES PATRICK S						

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2015]	W14	FSP=[YR=2015]	W17	S8	E3	S6	D2	R2	E12
S16	W12	U2	L2	N6	W12	S34	FGR=[YR=2015]	W12	S21
E12	S3	E20	N11	FOP=[YR=2015]	E7	N6	W7	S6\$	N11
W20	N2\$	S2	E20	S5	E7	S14	E13	N63\$	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00
TOTAL OB/XF 45,768									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		