

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4037.100
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,514	100
FGR	234	55
FOP	79	30
TOTALS	1,827	1,667

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2023		182,903	2018	2018	0	0	1.50	98.50
				Heated Area:	1514	HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			180,159
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			220,159
SOH/AGL Deduction			0
ASSESSED VALUE			220,159
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			220,159
TOTAL JUST VALUE			220,159
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003641	CO ISSUED	0	04/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0553	12/14/2022	WD	U	I	11	100
GRANTOR: SWEENEY RISE D						
GRANTEE: S&S TRUST						
2197/0241	5/15/2018	WD	Q	I	01	168,000
GRANTOR: BELLS RIVER SIX LLC						
GRANTEE: SWEENEY RISE D						

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
87271 LENTS RD, YULEE																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] 1514\$FGR=[YR=2018] 234\$ FOP=[YR=2018] 79\$.	

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	000810	C	TOWNHOUSE1	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							