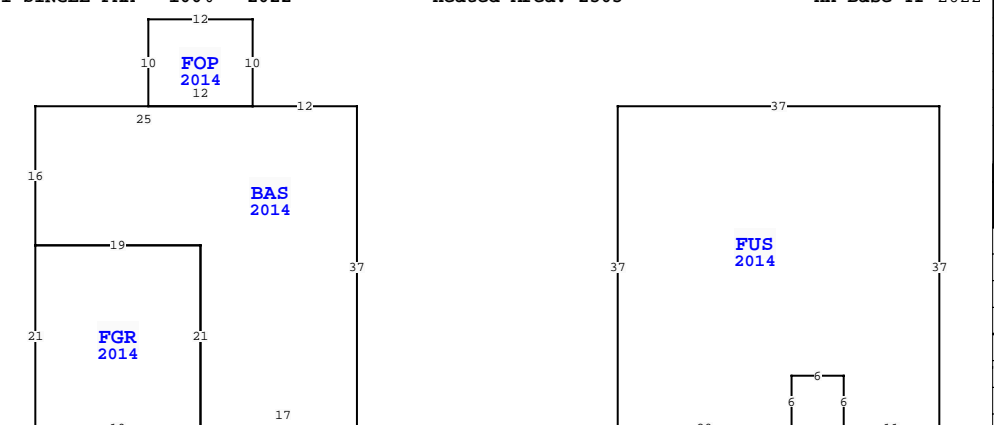


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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	2,565	120.9120	109.12	279,893	2014	2014	0	0	0	96.35



Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	970	101,983
FGR	399	55	219	23,025
FOP	24	30	7	736
FOP	120	30	36	3,785
FUS	1,333	100	1,333	140,148
TOTALS	2,846		2,565	269,677

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			269,677
TOTAL MARKET OB/XF VALUE			3,251
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			327,928
SOH/AGL Deduction			37,617
ASSESSED VALUE			290,311
TOTAL EXEMPTION VALUE	HX HB XM		50,000
BASE TAXABLE VALUE			240,311
TOTAL JUST VALUE			327,928
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428985	CO ISSUED	0	12/11/2014
B1428985	NEW CONSTR	270,489	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0552	6/10/2021	WD Q	Q	I	01	301,100
GRANTOR: TROSPER JAMES N & BRI						
GRANTEE: BEEBAKHEE SHAUN D &						
1965/1082	2/26/2015	SW Q	Q	I	01	190,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TROSPER JAMES NICH0						

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	100	0	658.00	SF	5.20	5.20	100	2014	2014	3	95	3,251	

96034 STONEY GLEN CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE
TOTAL OB/XF 3,251		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2014] W12 FOP=[YR=2014] N10 W12 S10 E12 \$ W25 S16											
FGR=[YR=2014] S21 E19 N21 W19 \$ E19 S21 E1 FOP=[YR=2014] S4											
E6 N4 W6 \$ E17 N37 \$PTR=E30 FUS=[YR=2014] E37 S37 W11 N6 W6											
S6 W20 N37 \$ W30 \$.											

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							