LOT 13
LOFTON CREEK PB 6/33-36

TRUE NORTH PROPERTY OWNER B LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

38-2N-27-127C-0013-0000

BUILDING CHARACTERISTICS

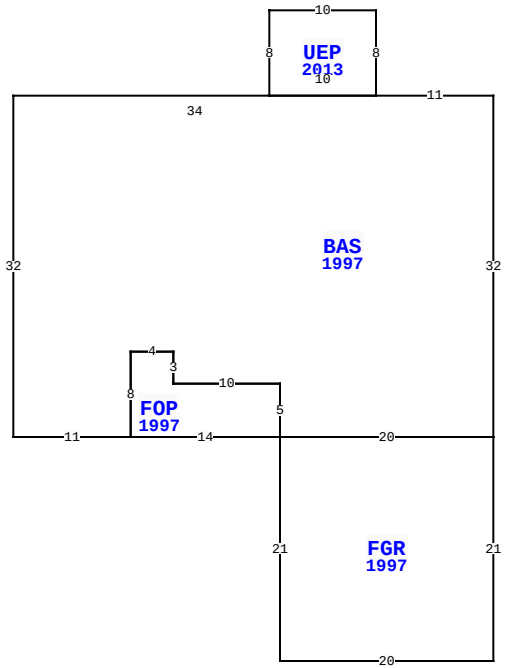
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100	1,358	128,948
FGR	420	55	231	21,935
FOP	82	30	25	2,374
UEP	80	60	48	4,558
TOTALS	1,940		1,662	157,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	119.9000	108.21	179,845	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1358 HX Base Yr



84047 ST JAMES CT, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	157,814
TOTAL MARKET OB/XF VALUE	2,991
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	210,805
SOH/AGL Deduction	0
ASSESSED VALUE	210,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,805
TOTAL JUST VALUE	210,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973613	NEW CONSTR	71,195	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0394	3/24/2022	WD	U	I	11	100
GRANTOR: TRUE NORTH PROPERTY O						
GRANTEE: TRUE NORTH PROPERTY						
2368/1325	5/29/2020	SW	U	I	11	100
GRANTOR: PRETIUM SFR HOLDING L						
GRANTEE: PMC SFR BORROWER 2						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W11 UEP=[YR=2013] N8 W10 S8 E10 $ W34 S32 E11
FOP=[YR=1997] E14 FGR=[YR=1997] S21 E20 N21 W20 $ N5 W10 N3
W4 S8 $ N8 E4 S3 E10 S5 E20 N32 $.

EXTRA FEATURES

LN	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	0	767.00	SF	5.20	5.20	100	1997	1997	3	75	2,991	

LAND DESCRIPTION

TOTAL OB/XF 2,991

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS