



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	342,103
FAT	52	20	10	1,817
FOP	78	30	23	4,179
FOP	216	30	65	11,809
FOP	248	30	74	13,444
FUS	822	100	822	149,341
STR	70	10	7	1,272
TOTALS	3,369		2,884	523,965

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	
3	0857	SANDSTONE	0	100	0	0	850.00	SF	16.00	16.00	
4	1126	CB/STC 8"	0	100	96	4	384.00	SF	8.00	8.00	
5	0855	CONC PAVER	0	100	0	0	526.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,884	127.4922	181.68	523,965	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023											
Heated Area: 2715											
HX Base Yr 2023											
28634 VIEUX CARRE, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/15/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		523,965	
TOTAL MARKET OB/XF VALUE		56,032	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		689,997	
SOH/AGL Deduction		0	
ASSESSED VALUE		689,997	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		639,997	
TOTAL JUST VALUE		689,997	
NCON VALUE		579,997	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105713	SWIM POOL	42,368	05/05/2021
22003178	CO ISSUED	0	02/28/2021
B2011415	NEW CONSTR	456,161	11/18/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/1415	11/15/2022	WD U	I	11		100	
GRANTOR: MCLEAN ASHLEY L & COR							
GRANTEE: RIVERWOOD TRUST							
2357/0154	4/22/2020	WD Q	V	01		135,000	
GRANTOR: LIGHTHOUSE POINTE DEV							
GRANTEE: MCLEAN ASHLEY L & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W13 S6 FOP=[YR=2022] W24 S5 BAS=[YR=2022] W13 S12 W8 S18 E9 S12 E13 FOP=[YR=2022] E31 N8 W31 S8\$ N8 E33 N10 E3 N29 W13 S9 W24 N4\$ S4 E24 N9\$ E13 N6\$ PTR=E20 STR=[YR=2022] E10 FUS=[YR=2022] E10 FAT=[YR=2022] E14 S3 W4 S1 W10 N4\$ S4 E10 N1 E4 S23 W4 S4 W5 N4 W6 S4 W5 N4 W6 S4 W5 N4 W3 N19 E10 N7\$ S7 W10 N7\$ W20\$.											