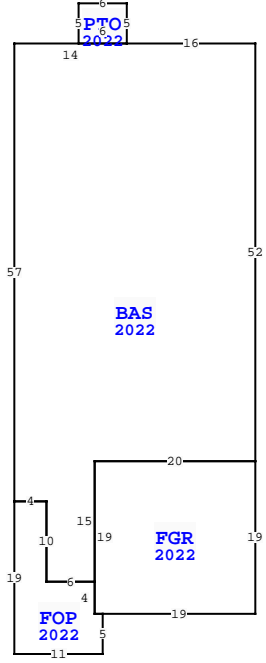




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,670	100	1,670
FGR	380	55	209
FOP	135	30	40
PTO	30	5	2
TOTALS	2,215		1,921
			200,648

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
Heated Area: 1670						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			200,648
TOTAL MARKET OB/XF VALUE			3,172
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			248,820
SOH/AGL Deduction			0
ASSESSED VALUE			248,820
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			198,820
TOTAL JUST VALUE			248,820
NCON VALUE			203,820
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009698	CO ISSUED	0	06/24/2022
21008237	NEW CONSTR	238,979	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0870	6/24/2022	SW	Q	I	01	304,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LOUM JEREMY K & ALE						
2494/0018	9/02/2021	WD	Q	V	05	1,221,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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	0			5.20	100	2022	2022	3	100	3,172	

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

86841 IRON RAIL CT, YULEE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W16 PTO=[YR=2022] N5 W6 S5 E6\$ W14 S57									
FOP=[YR=2022] S19 E11 N5 FGR=[YR=2022] E19 N19 W20 S19 E1\$ W1									
N4 W6 N10 W4\$ E4 S10 E6 N15 E20 N52\$.									

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	45,000.00	45,000.00	45,000							