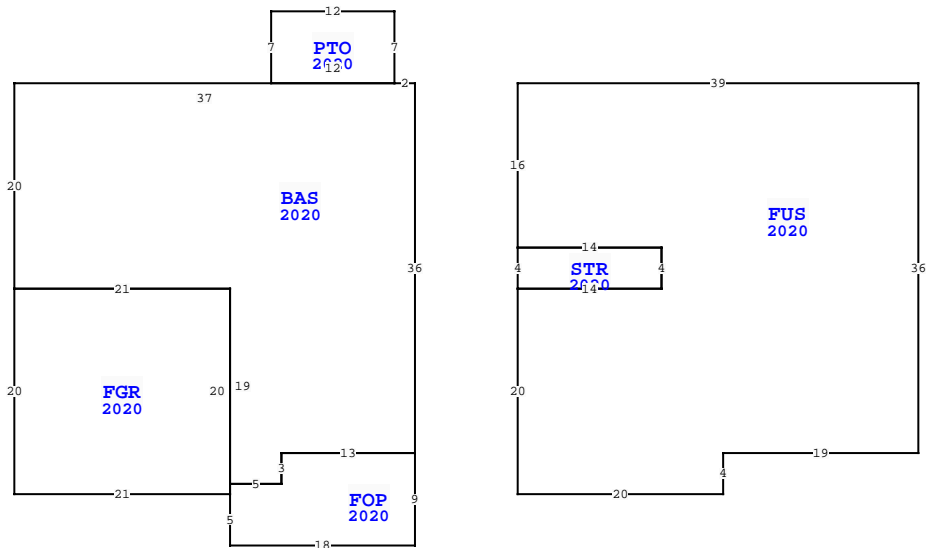




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	1,083	100	1,083
FGR	420	55	231
FOP	147	30	44
FUS	1,428	100	1,428
PTO	84	5	4
STR	56	10	6
TOTALS	3,218		2,796
EXTRA FEATURES		86224 EXPRESS CT, YULEE	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,796	110.8800	100.07	279,796	2020	2020	0	0	0.50	99.50
Heated Area: 2511 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			278,397
TOTAL MARKET OB/XF VALUE			3,614
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			327,011
SOH/AGL Deduction			61,642
ASSESSED VALUE			265,369
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			215,369
TOTAL JUST VALUE			327,011
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012841	CO ISSUED	0	12/22/2020
20005016	NEW CONSTR	332,615	08/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0277	12/28/2020	SW	Q	I	01	283,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POLK JOSHUA A						
2372/1914	7/02/2020	WD	Q	V	05	831,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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

BUILDING NOTES	
FUS=[YR=2020;ORIG=10,0] S16 E14 S4 W14 S20 E20 N4 E19 N36 W39 \$	
BAS=[YR=2020;ORIG=0,0] W2 W37 S20 E21 S19 E5 N3 E13 N36 \$	
FGR=[YR=2020;ORIG=-39,20] S20 E21 N20 W21 \$	
FOP=[YR=2020;ORIG=-18,40] S5 E18 N9 W13 S3 W5 S1 \$	
PTO=[YR=2020;ORIG=-2,0] N7 W12 S7 E12 \$	
STR=[YR=2020;ORIG=10,16] S4 E14 N4 W14 \$	
PTR=[ORIG=0,0] E10 W10 \$	

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	2020	2020	3	99	3,614	

LAND DESCRIPTION		TOTAL OB/XF														3,614								
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							