



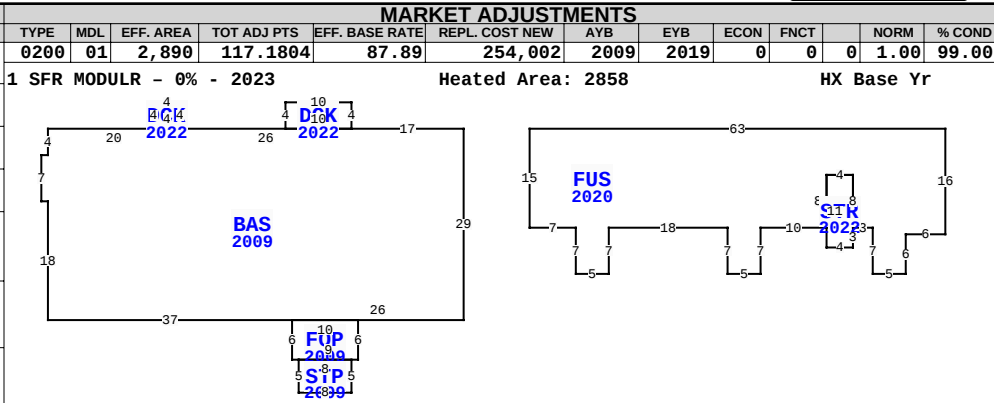
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1,834	159,578
DCK	16	10	2	174
DCK	40	10	4	348
FOP	60	30	18	1,566
FUS	1,024	100	1,024	89,099
STP	40	10	4	348
STR	44	10	4	348
TOTALS	3,058		2,890	251,462

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
3	0940	SHEDS/PORT	0	0	10	12			20.10	100	1992	1992	3
5	0812	CONCRETE C	0	0	0	0			4.00	100	2016	2016	3

LAND DESCRIPTION													
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
1	000100	C	SFR	0		RMH	0.00	0.00	1.00	LT		1.00	1.00



MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0200	01	2,890	117.1804	87.89	254,002	2009	2019	0	0	0	1.00	99.00	

TOTAL OB/XF													
5,724													

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	268,347		
TOTAL MARKET OB/XF VALUE	5,724		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	324,071		
SOH/AGL Deduction	0		
ASSESSED VALUE	324,071		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	324,071		
TOTAL JUST VALUE	324,071		
NCON VALUE	1,080		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	261,721		

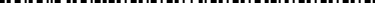
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632180	MTLBLDG	0	04/26/2016
C22287	CO ISSUED	0	04/28/2009
B22287	NEW CONSTR	0	02/01/2009
E21605	ELEC OTHER	0	02/01/2009
M14386	MECH OTHER	0	02/01/2009
P13671	OTHER	0	02/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2587/0075	8/26/2022	WD	Q	I	01
GRANTOR: NORTH EAST FLORIDA HO					
GRANTEE: THURMAN KENNITH E					
2546/0881	3/10/2022	WD	Q	I	01
GRANTOR: JONES MIRANDA M & KEN					
GRANTEE: NORTH EAST FLORIDA					

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2009] W17 DCK=[YR=2022] N4 W10 S4 E10\$ W26 DCK=[YR=2022] N4 W4 S4 E4\$ W20 S4 W1 S7 E1 S18 E37 FOP=[YR=2009] S6 E1 STP=[YR=2009] S5 E8 N5 W8\$ E9 N6W10 \$ E26 N29\$ PTR=E10 FUS=[YR=2020] E63 S16 W6 S6 W5 N7 W3 STR=[YR=2022] N8 W4 S11 E4 N3\$ N8 W4 S8 W10 S7 W5 N7 W18 S7 W5 N7 W7 N15\$ W10\$.													

THURMAN KENNITH E
85305 LINDSEY KAY COURT
YULEE, FL 32097

2023

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