

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

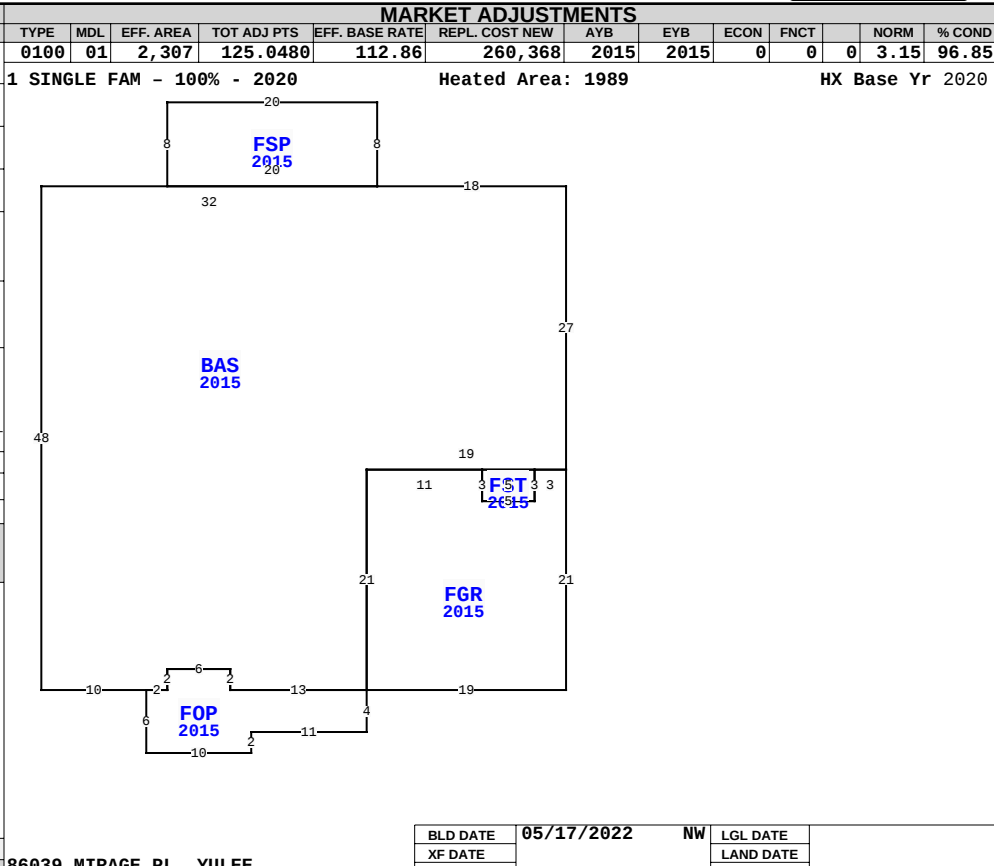
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100	1,989	217,408
FGR	384	55	211	23,063
FOP	116	30	35	3,826
FSP	160	40	64	6,995
FST	15	55	8	875
TOTALS	2,664		2,307	252,166

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	612.00	SF	5.20	5.20	100	2015	2015	3	96	3,055	
2	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2015	2015	3	96	356	

LAND DESCRIPTION			TOTAL OB/IF 3,411													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00



86039 MIRAGE PL, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY	Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE				252,166	
TOTAL MARKET OB/IF VALUE				3,411	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				305,577	
SOH/AGL Deduction				72,919	
ASSESSED VALUE				232,658	
TOTAL EXEMPTION VALUE	HX HB WX SX			105,000	
BASE TAXABLE VALUE				127,658	
TOTAL JUST VALUE				305,577	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				262,266	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530075	CO ISSUED	0	07/21/2015
B1530075	NEW CONSTR	246,475	03/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2335/1034	8/28/2019	WD	U	I	11
GRANTOR: COLLINS MICHAEL JUDE					100
GRANTEE: MILLER DOROTHY MAE					
2301/1887	8/28/2019	WD	Q	I	02
GRANTOR: COLLINS MICHAEL JUDE					243,000
GRANTEE: MILLER DOROTHY MAE					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2015] W18 FSP=[YR=2015] N8 W20 S8 E20 \$ W32 S48 E10 FOP=[YR=2015] S6 E10 N2 E11 N4 FGR=[YR=2015] E19 N21 W3 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11 S21 \$ W13 N2 W6 S2 W2 \$ E2 N2 E6 S2 E13 N21 E19 N27 \$.															