



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		3 100
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 4071.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2,008	224,536
FGR	380	55	209	23,371
FOP	126	30	38	4,249
FOP	200	30	60	6,709
TOTALS	2,714		2,315	258,864

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
1	0810	CONCRETE A	0 100	0	0	649.00	SF	6.50	6.50	100	2019	2019	3	99

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	TOT ADJ
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	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		
0100	01	2,315	125.1558	112.95	261,479	2019	2019	0	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2021 Heated Area: 2008 HX Base Yr 2021														

86520 REST HAVEN CT, YULEE										BLD DATE	05/17/2022	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										4				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										258,864				
TOTAL MARKET OB/XF VALUE										4,176				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										313,040				
SOH/AGL Deduction										93,554				
ASSESSED VALUE										219,486				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										169,486				
TOTAL JUST VALUE										313,040				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										267,982				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900645	CO ISSUED	0	01/22/2019
18007483	NEW CONSTR	264,222	07/24/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2409/0029	11/16/2020	WD	Q	I	01	265,000	
GRANTOR: NELSON TAMMY M							
GRANTEE: PARHAM KALEY A							
2277/0880	5/24/2019	WD	Q	I	01	257,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: NELSON TAMMY M							
BUILDING NOTES							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2019] W11 FOP=[YR=2019] N10 W20 S10 E20\$ W39 S28 FGR=[YR=2019] S20 E18 FOP=[YR=2019] S4 E12 S2 E11 N6 W3 N2 W6 S2 W14\$ E1 N20 W19\$ E19 S20 E13 N2 E6 S2 E12 N48\$.														