



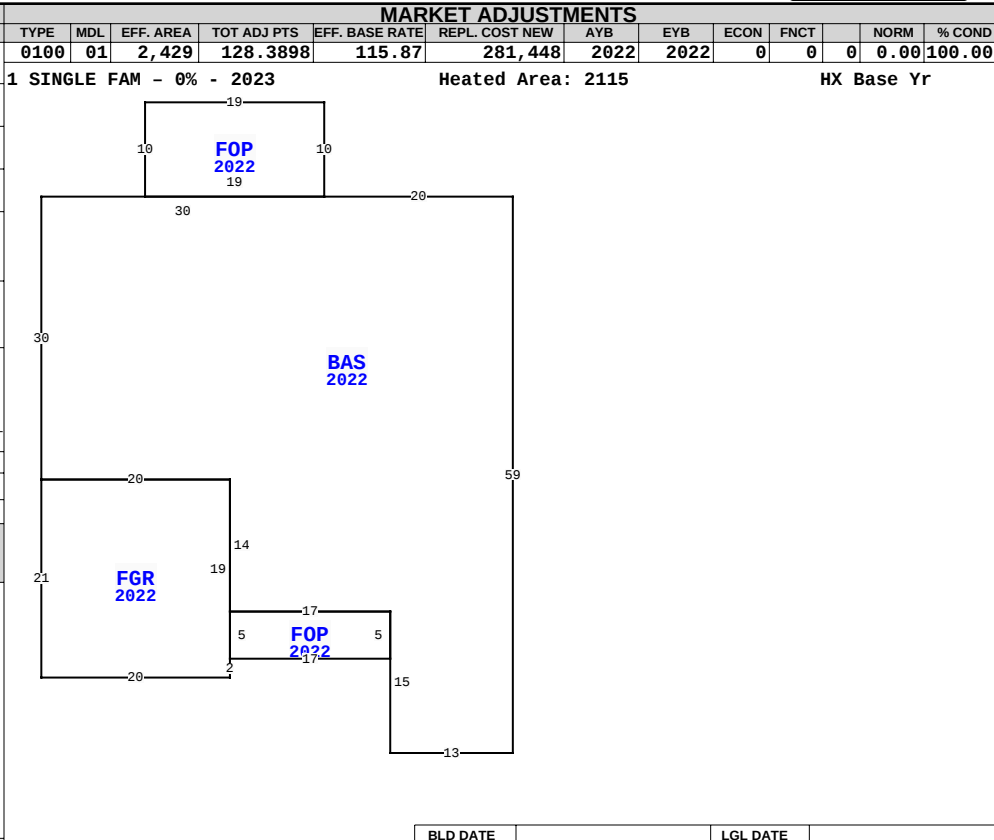
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,115	100	2,115	245,065
FGR	420	55	231	26,766
FOP	85	30	26	3,013
FOP	190	30	57	6,605

TOTALS	2,810		2,429	281,448
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	661.00	SF	6.50



86524 SECLUDED PL, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					281,448				
TOTAL MARKET OB/XF VALUE					4,297				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					335,745				
SOH/AGL Deduction					0				
ASSESSED VALUE					335,745				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					335,745				
TOTAL JUST VALUE					335,745				
NCON VALUE					285,745				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					50,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011038	CO ISSUED	0	07/20/2022
21010705	NEW CONSTR	347,566	10/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2601/0156	11/04/2022	WD	Q	I	01	396,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: BARRY DANIEL J & HI							
2499/1942	9/24/2021	WD	U	V	30	195,000	
GRANTOR: SEMANIK EQUITY DEVELCO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W20 FOP=[YR=2022] N10 W19 S10 E19\$ W30 S30									
FGR=[YR=2022] S21 E20 N2 FOP=[YR=2022] E17 N5 W17 S5\$ N19									
W20\$ E20 S14 E17 S15 E13 N59\$.									

LAND DESCRIPTION						TOTAL OB/XF										4,297									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								
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