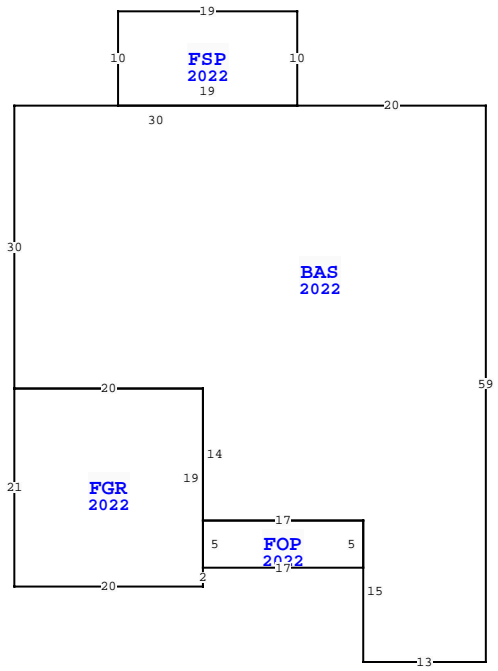


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMTM 70			
Interior Floor	14 CARPET 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 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	229,224
FGR	420	55	231	25,036
FOP	85	30	26	2,818
FSP	190	40	76	8,237
TOTALS	2,810		2,448	265,314

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,448	120.0892	108.38	265,314	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2115 HX Base Yr 2023													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			265,314
TOTAL MARKET OB/XF VALUE			7,516
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			322,830
SOH/AGL Deduction			0
ASSESSED VALUE			322,830
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			272,830
TOTAL JUST VALUE			322,830
NCON VALUE			272,830
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005029	CO ISSUED	0	03/31/2022
21005987	NEW CONSTR	305,195	06/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1030	4/14/2022	WD Q	Q	I	01	406,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOHNSON ROBERT D &						
2506/1961	9/24/2021	WD U	V	30		195,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	667.00	SF	6.50	6.50	100	2022	2022	3	100	4,336	
2	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	
3	0476	VF 6 SBPL	0	100	0	90.00	LF	32.00	32.00	100	2022	2022	3	100	2,880	

86480 MELODY LN, YULEE

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W20 FSP=[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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							