LOT 1
FIELDS HIGHLANDS PB 5/6

RH EVERGREEN OWNERCO LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2023

42-2N-27-4440-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

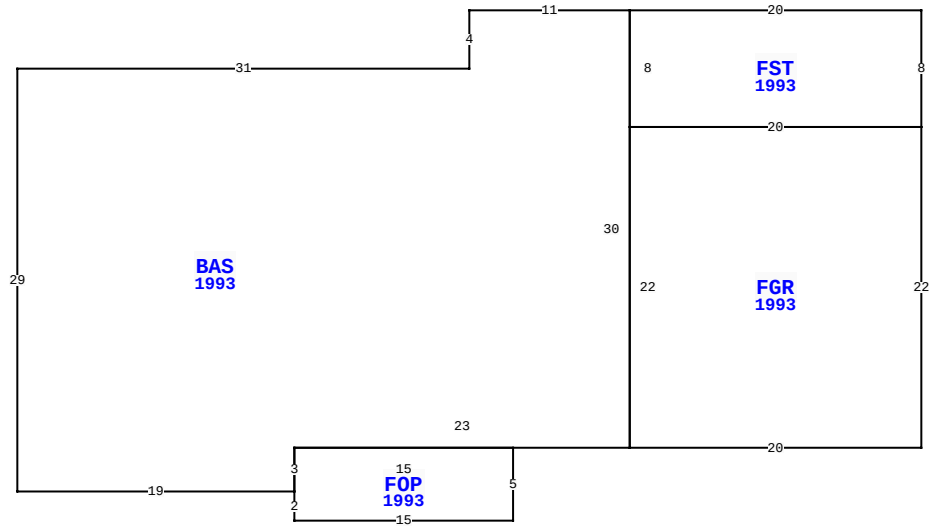
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,193	100	1,193	90,139
FGR	440	55	242	18,284
FOP	75	30	22	1,662
FST	160	55	88	6,649
TOTALS	1,868		1,545	116,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,545	116.2800	104.94	162,132	1977	1982	0	0	0	28.00	72.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1193 HX Base Yr



85589 WINONA BAYVIEW RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	116,735
TOTAL MARKET OB/XF VALUE	3,697
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	170,432
SOH/AGL Deduction	0
ASSESSED VALUE	170,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,432
TOTAL JUST VALUE	170,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001137	REROOF	0	02/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0901	2/24/2022	SW	U	I	37	337,400
GRANTOR: ARVM 5 LLC						
GRANTEE: RH EVERGREEN OWNERC						
2478/1080	6/30/2021	WD	Q	I	01	174,900
GRANTOR: TRINITY REAL ESTATE S						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S4 W31 S29 E19 FOP=[YR=1993] S2 E15 N5 W15 S3$ N3 E23 FGR=[YR=1993] E20 N22 FST=[YR=1993] N8 W20S8E20$ W20S22$ N30$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0810	CONCRETE A	0	0	0	0	535.00	SF	6.50	6.50	100	1988	1988	3	57	1,982	

LAND DESCRIPTION

TOTAL OB/XF 3,697

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		RS-2	109.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS