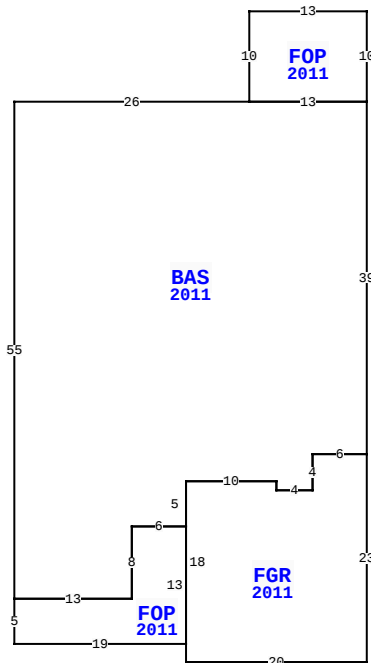




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 70	0900	01	2,383	101.0772	120.03	286,031	2011	2011	0	0	0	5.15	94.85	VALUATION SUMMARY									
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2021													Heated Area: 2073									
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 80																							
Interior Floor	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		5 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												04									
NEIGHBORHOOD/LOC			4063.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,823	100	1,823	207,546																					
FGR	414	55	228	25,958																					
FOP	130	30	39	4,440																					
FOP	143	30	43	4,895																					
FUS	250	100	250	28,463																					
TOTALS			2,760	2,383	271,300																				
EXTRA FEATURES			97002 COBBLER CT, YULEE																						
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	0812	CONCRETE C	0	100	0	0	1,133.00	SF	4.00	4.00	100	2011	2011	3	93	4,215									
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	2011	2011	3	93	598									
TOTAL OB/XF 4,813																									
LAND DESCRIPTION			TOTAL OB/XF 4,813																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	SFR MARSH	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE 06/13/2016 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									



VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				271,300			
TOTAL MARKET OB/XF VALUE				4,813			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				351,113			
SOH/AGL Deduction				96,073			
ASSESSED VALUE				255,040			
TOTAL EXEMPTION VALUE				50,000			
BASE TAXABLE VALUE				205,040			
TOTAL JUST VALUE				351,113			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				299,303			
PERMIT NUM	DESCRIPTION			AMT	ISSUED		
22009287	SWIM POOL			89,098	10/01/2022		
C24378	CO ISSUED			0	05/25/2011		
M16037	H/AC			0	03/01/2011		
B24378	NEW CONSTR			230,414	02/01/2011		
P14659	OTHER			0	02/01/2011		
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	12/11/2020	CN	Q	I	01	269,400	
GRANTOR: DIAZ KEOWA & DANIEL (							
GRANTEE: JOHNSON CEDRIC							
1740/1834	5/31/2011	WD	Q	I	01	188,500	
GRANTOR: D R HORTON INC							
GRANTEE: DIAZ KEOWA							
BUILDING NOTES							
BUILDING DIMENSIONS							
FOP=[YR=2011] W13 S10 BAS=[YR=2011] W26 S55 FOP=[YR=2011] S5 E19 FGR=[YR=2011] S2 E20 N23 W6 S4 W4 N1 W10 S18 \$ N13 W6 S8 W13\$ E13 N8 E6 N5 E10 S1 E4 N4 E6 N39 W13\$ E13 N10\$ PTR=E15 FUS=[YR=2011] E8 S2 E5 S18 W13 N20\$ W15\$.							