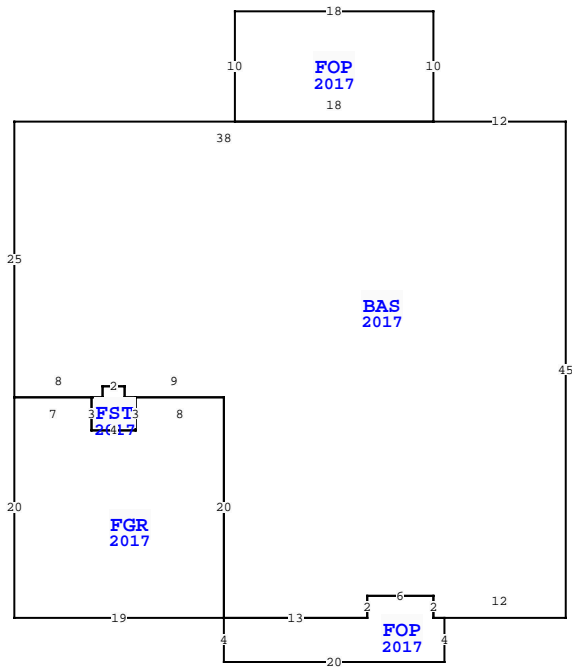




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	20	FACE BRICK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	01	Quality Level	01	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	226,391
FGR	368	55	202	24,639
FOP	92	30	28	3,415
FOP	180	30	54	6,586
FST	14	55	8	976
TOTALS	2,510		2,148	262,008

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,148	106.7220	126.73	272,216	2017	2017	0	0	3.75	96.25
2 SNGL FAM - 100% - 2018 Heated Area: 1856 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			279,087
TOTAL MARKET OB/XF VALUE			15,962
TOTAL LAND VALUE - MARKET			64,680
TOTAL MARKET VALUE			359,729
SOH/AGL Deduction			150,853
ASSESSED VALUE			208,876
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			158,876
TOTAL JUST VALUE			359,729
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805925	CARPORT	0	06/11/2018
B1808243	GARAGE	27,552	01/01/2018
B1701787	CO ISSUED	0	09/26/2017
B1701787	SEDA	232,787	03/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1670/1247	3/26/2010	WD	U	I	12	15,000
GRANTOR: FIRST BANK OF JACKSON						
GRANTEE: JACKSON BRENDA L &						
1670/1245	3/30/2009	WD	U	I	12	285,928
GRANTOR: DUNMAN DERRICK D						
GRANTEE: FIRST BANK OF JACKS						

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
3	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
4	0811	CONCRETE B	0 100	0	0	1,576.00	SF	5.20	5.20	100	2017	2017	3	97	7,949	
5	0810	CONCRETE A	0 100	30	18	540.00	SF	6.50	6.50	100	2018	2018	3	98	3,440	
6	0351	CARPORT MT	0 100	35	14	490.00	SF	10.00	10.00	100	2018	2018	3	86	4,214	

TOTAL OB/XF												15,962					
97002 NIGHTINGALE LN, YULEE																	
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					
												06/20/2023 MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W12 FOP=[YR=2017] N10 W18 S10 E18\$ W38 S25											
FGR=[YR=2017] S20 E19 FOP=[YR=2017] S4 E20 N4 W1 N2 W6 S2											
W13\$ N20 W8 FST=[YR=2017] W1 N1 W2 S1 W1 S3 E4 N3\$ S3 W4 N3											
W7\$ E8 N1 E2 S1 E9 S20 E13 N2 E6 S2 E12 N45\$.											

LAND DESCRIPTION												TOTAL OB/XF												15,962					
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	000100	C	SFR	100		RS-1	0.00	0.00	0.49	AC		1.00	1.00	1.65	80,000.00	132,000.00	64,680												

