



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	5,134	118.3035	140.49	721,276	2008	2008	0	0	6.50	93.50	

1 SNGL FAM - 0% - 0 Heated Area: 4477 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		674,393	
TOTAL MARKET OB/XF VALUE		74,920	
TOTAL LAND VALUE - MARKET		211,680	
TOTAL MARKET VALUE		960,993	
SOH/AGL Deduction		162,184	
ASSESSED VALUE		798,809	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		798,809	
TOTAL JUST VALUE		960,993	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		726,190	

Quality	04	Quality Level 04		
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	2,789	100	2,789	366,358
FGR	696	55	383	50,310
FSP	200	40	80	10,508
FSP	484	40	194	25,483
FUS	1,079	100	1,079	141,736
FUS	609	100	609	79,997
TOTALS	5,857		5,134	674,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016528	GARAGE	106,368	11/03/2022
B16687	SWIM POOL	30,000	01/01/2006
B16577	NEW CONSTR	262,156	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0380	8/27/2021	WD Q	Q	I	01	735,000

GRANTOR: DUNMAN DERRICK & LORI
GRANTEE: MEDEIROS MICHAEL L
1423/1596 6/28/2006 QC U V 07 100
GRANTOR: AMERICAN LANDSCAPING
GRANTEE: DUNMAN DERRICK & LO

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	0300	BOAT DCK W	0	0	0	0	360.00	SF	32.00	32.00	100	1995	1995	3	24	2,765	
2	0920	CWALL-WD/M	0	0	0	0	307.00	LF	390.00	390.00	100	2006	2006	3	31	37,116	
3	0861	POOL GUNIT	0	0	23	11	253.00	SF	85.00	85.00	100	2006	2006	3	48	10,322	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310	
5	0845	KOOL DECK	0	0	0	0	905.00	SF	7.25	7.25	100	2006	2006	3	88	5,774	
6	0812	CONCRETE C	0	0	0	0	1,080.00	SF	4.00	4.00	100	2006	2006	3	88	3,802	
7	0911	SCRN RM A	0	0	42	35	1,470.00	SF	17.50	17.50	100	2009	2009	3	45	11,576	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	

EXTRA FEATURES	97002 PO FOLKS WAY, YULEE
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	06/20/2023
LAND DATE	
AG DATE	
TOTAL OB/XF	74,920

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2008] W2 U2 L2 W7 D2 L2 FSP=[YR=2008] N10 W20 S10 E20 \$ W20 U2 L2 W7 D2 L2 W23 FGR=[YR=2008] W24 S29 E24 N29 \$ S39 E13 FSP=[YR=2008] S12 E52 N12 W9 S4 W35 N4 W8 \$ E8 S4 E35 N4 E11 N39 \$ PTR=E30 FUS=[YR=2021] N14 E24 S4 E21 FUS=[YR=2008] N5 E4 N5 E5 S5 E5 S13 E17 N3 E4 S25 W5 S6 W5 N6 W5 S6 W5 N6 W5 S6 W5 N6 W5 N30\$ S13 W21 N3 W24\$ W30 \$.												

LAND DESCRIPTION		TOTAL OB/XF															74,920							
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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	3.78	AC		1.00	1.00	0.70	80,000.00	56,000.00	211,680							