

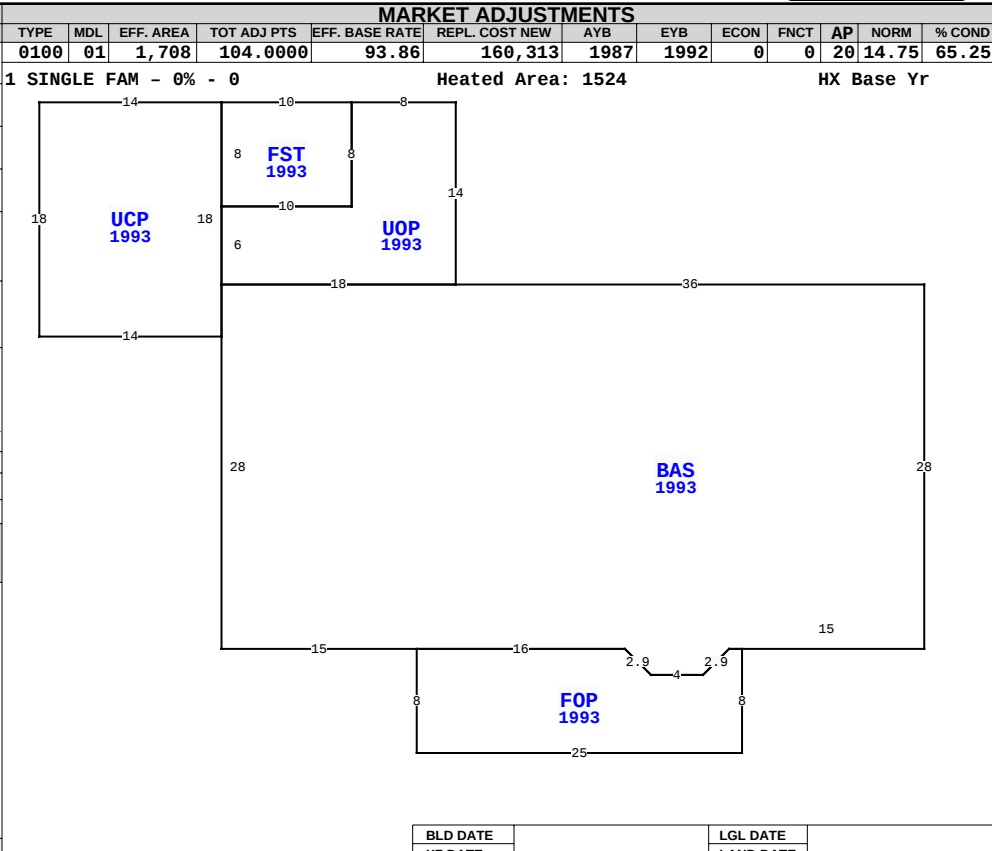


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1,524	93,336
FOP	188	30	56	3,430
FST	80	55	44	2,695
UCP	252	20	50	3,062
UOP	172	20	34	2,082
TOTALS	2,216		1,708	104,604

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0810	CONCRETE A	0	0	11	10			6.50	100	2011



85286 STEPHEN RD, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
110.00	SF	6.50	6.50	100	2011	2011	3	93	665				

LAND DESCRIPTION										TOTAL OB/XF										665	
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	LA VA				
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00					
REVIEW DATE		04/22/2022		BY NW		Total Acres: 0.00			Total Land Value: 80,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY												PAGE 1 of 1		4
VALUATION SUMMARY												STANDARD		
VALUATION BY												Tax Group: 4		
Tax Dist:												Tax Dist:		
BUILDING MARKET VALUE												104,604		
TOTAL MARKET OB/XF VALUE												665		
TOTAL LAND VALUE - MARKET												80,000		
TOTAL MARKET VALUE												185,269		
SOH/AGL Deduction												22,602		
ASSESSED VALUE												162,667		
TOTAL EXEMPTION VALUE												0		
BASE TAXABLE VALUE												162,667		
TOTAL JUST VALUE												185,269		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												147,879		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2257	NEW CONSTR	1,000	07/09/1987
3699	NEW CONSTR	33,520	11/07/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2527/0976	12/28/2021	WD	Q	I	01	145,000	
GRANTOR: MILLER STEVEN CRAIG							
GRANTEE: SMITH ANDREW							
1639/1723	9/17/2009	QC	U	I	11	100	
GRANTOR: MILLER REBECCA LEA							
GRANTEE: MILLER STEVEN CRAIG							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W36 UOP=[YR=1993] N14 W8 FST=[YR=1993] W10											
UCP=[YR=1993] W14 S18 E14 N18 \$ S8 E10 N8 \$ S8 W10 S6 E18 \$											
W18 S28 E15 FOP=[YR=1993] S8 E25 N8 W1 D2 L2 W4 U2 L2											
W16\$ E16 D2 R2 E4 U2 R2 E15 N28\$.											