LOT 116
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HUDSON SFR TRS PROPERTY HOLDINGS II LLC
2711 N HASKELL STE 200
DALLAS, TX 75204

2023

44-2N-27-1003-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

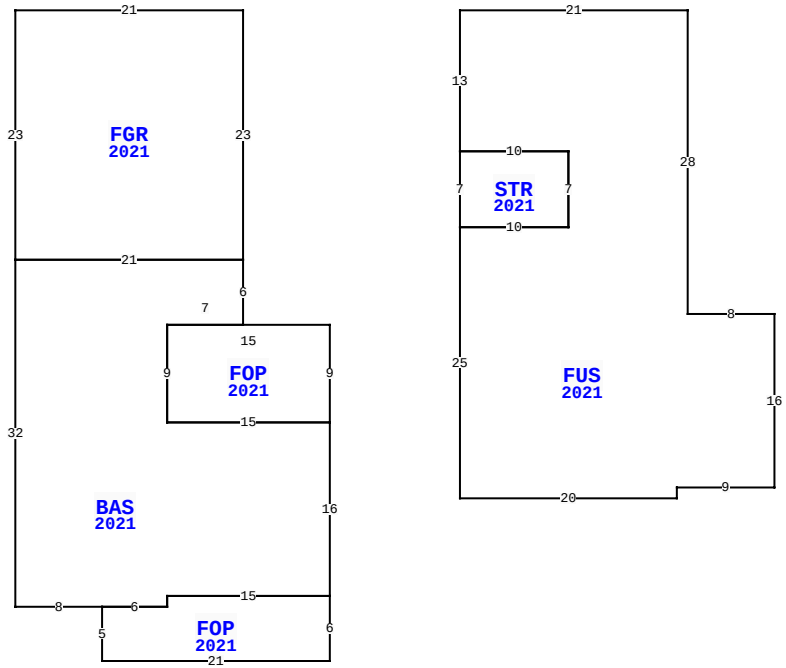
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	730	100	730	92,360
FGR	483	55	266	33,654
FOP	120	30	36	4,555
FOP	135	30	40	5,061
FUS	1,002	100	1,002	126,773
STR	70	10	7	886
TOTALS	2,540		2,081	263,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,081	106.5456	126.52	263,288	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1732 HX Base Yr



339 SWEETGUM ST, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,288
TOTAL MARKET OB/XF VALUE	5,404
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	328,692
SOH/AGL Deduction	0
ASSESSED VALUE	328,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,692
TOTAL JUST VALUE	328,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006990	NEW CONSTR	259,207	05/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/688	6/15/2023	SW	U	I	11	100
GRANTOR: HUDSON SFR PROPERTY H						
GRANTEE: HUDSON SFR TRS PROP						
2548/1666	3/18/2022	WD	Q	I	01	370,000
GRANTOR: BUCHANAN MATTHEW TYLE						
GRANTEE: HUDSON SFR PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W21 S23 BAS=[YR=2021] S32 E8 FOP=[YR=2021] S5 E21 N6 W15 S1 W6$ E6 N1 E15 N16 FOP=[YR=2021] N9 W15 S9 E15$ W15 N9 E7 N6 W21$ E21 N23$ PTR=E20 FUS=[YR=2021] E21 S28 E8 S16 W9 S1 W20 N25 STR=[YR=2021] N7 E10 S7 W10$ E10 N7 W10 N13$ W20$.

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	0812	CONCRETE C	0	0	0	0	1,351.00	SF	4.00	4.00	100	2021	2021	3	100	5,404	

LAND DESCRIPTION

TOTAL OB/XF 5,404

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/20/2021 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS