



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

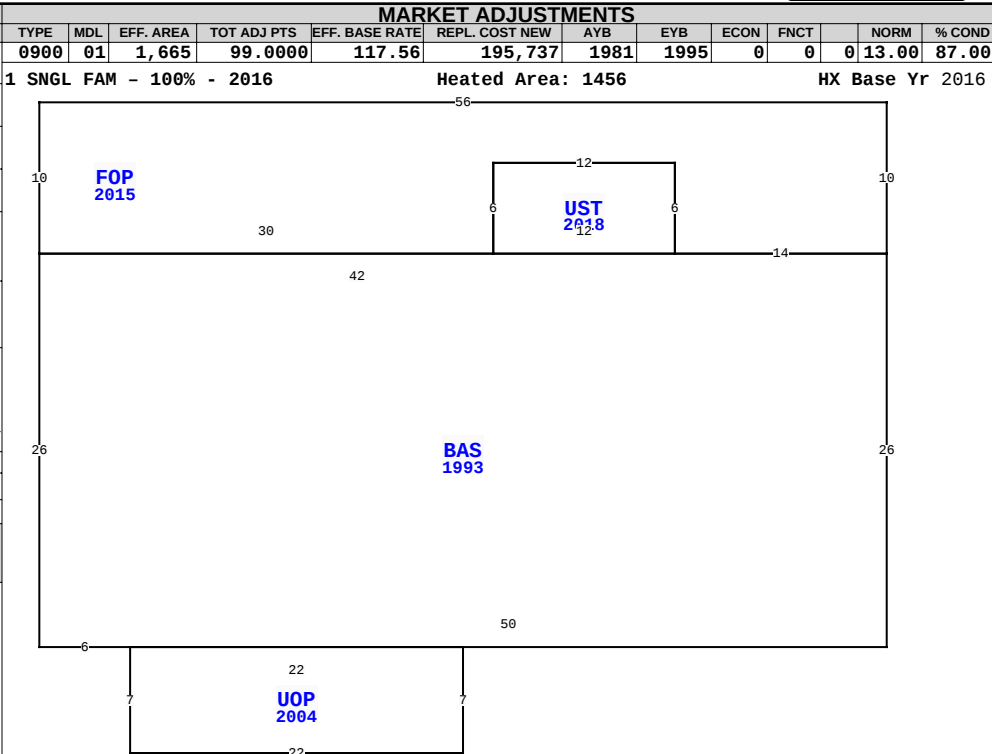
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	148,915
FOP	488	30	146	14,933
UOP	154	20	31	3,170
UST	72	45	32	3,273

TOTALS	2,170		1,665	170,291
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0300	BOAT DCK W	0	100	135	5	675.00	SF	40.00
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.00
4	1242	WD DECK A	0	100	42	10	420.00	SF	10.00
5	0681	POLE SHED	0	100	32	10	320.00	SF	15.00
6	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00
7	0681	POLE SHED	0	100	32	12	384.00	SF	15.00
8	0681	POLE SHED	0	100	32	12	384.00	SF	15.00
9	0300	BOAT DCK W	0	100	0	0	955.00	SF	40.00
10	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RS-1	115.00	500.00	115.00



96261 FREEMAN RD, YULEE				BLD DATE						LGL DATE		
				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		
1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960			
675.00	SF	40.00	40.00	100	1988	1988	3	20	5,400			
240.00	SF	21.00	21.00	100	2014	2014	3	70	3,528			
420.00	SF	10.00	10.00	100	2014	2014	3	70	2,940			
320.00	SF	15.00	15.00	100	2014	2014	3	78	3,744			
768.00	SF	35.00	35.00	100	2014	2014	3	78	20,966			
384.00	SF	15.00	15.00	100	2014	2014	3	78	4,493			
384.00	SF	15.00	15.00	100	2014	2014	3	78	4,493			
955.00	SF	40.00	40.00	100	2017	2017	3	87	33,234			
20.00	LF	115.00	115.00	100	2017	2017	3	82	1,886			

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000130	C	SFR WATER	100		RS-1	115.00	500.00	115.00	FF	6	1.05	1.00	1.05	2,700.00	2,835.00	326,025		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										170,291									
TOTAL LAND VALUE - MARKET										101,034									
TOTAL MARKET VALUE										326,025									
SOH/AGL Deduction										597,350									
ASSESSED VALUE										192,286									
TOTAL EXEMPTION VALUE										HX HB									
BASE TAXABLE VALUE										50,000									
TOTAL JUST VALUE										355,064									
NCON VALUE										597,350									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										516,553									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429271	56X12FOP	14,272	09/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1874/1936	7/24/2013	WD	U	I	11		100
GRANTOR:DAVIS MARK & BRECAN E							
GRANTEE:BRICKEL DAVID & CYN							
1870/0579	7/24/2013	WD	Q	I	02		175,000
GRANTOR:DAVIS MARK & BRECAN E							
GRANTEE:BRICKEL DAVID & CYN							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2015] N10 W56 S10 E30 N6 E12 S6 E14\$ BAS=[YR=1993] W14 UST=[YR=2018] N6 W12 S6E12\$ W42 S26 E6 UOP=[YR=2004] S7 E22N7 W22\$ E50 N26\$.									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON		FNCT			NORM	% COND		VALUATION SUMMARY										