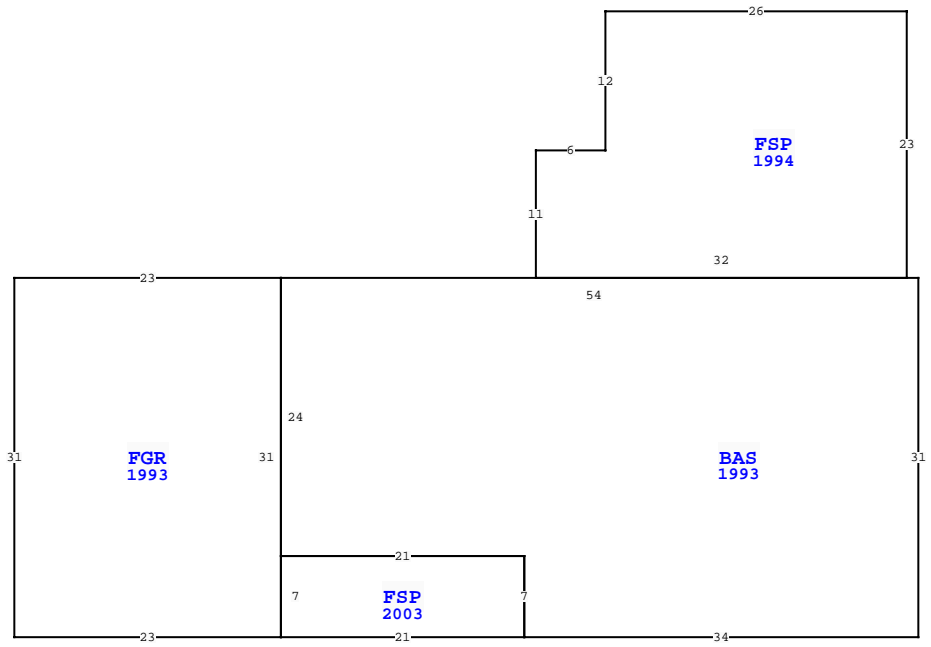


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,558	100	1,558
FGR	713	55	392
FSP	664	40	266
FSP	147	40	59
TOTALS	3,082		2,275
			175,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,275	121.5200	115.44	262,626	1977	1977	0	0	0	33.00
1 SINGLE FAM - 100% - 0 Heated Area: 1558 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			343,070
TOTAL MARKET OB/XF VALUE			63,071
TOTAL LAND VALUE - MARKET			404,950
TOTAL MARKET VALUE			574,808
SOH/AGL Deduction			166,943
ASSESSED VALUE			407,865
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			357,865
TOTAL JUST VALUE			811,091
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			796,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0978	CHNGE SRVC	300	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0919/1433	2/11/2000	WD	U	I	07	100
GRANTOR: KNIGHT JESSE R & FREE						
GRANTEE: KNIGHT JESSE & FREE						
0919/1429	2/11/2000	WD	U	I	07	100
GRANTOR: KNIGHT JESSE R & FREE						
GRANTEE: KNIGHT JESSE & FREE						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	01/01/2019	KB
75250 BUFFALO ST, YULEE									MF

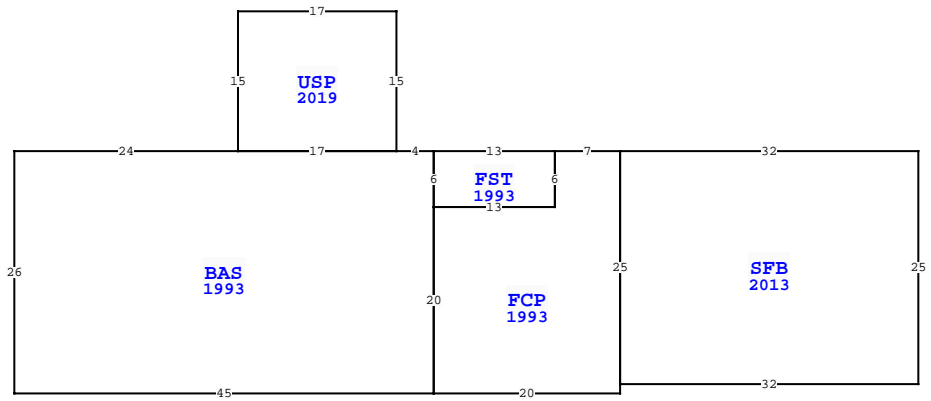
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	672.00	SF	6.24	6.24	100	1980	1980	3	32.5	1,363	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0570	JUNK HOUSE	0	100	0	0	1.00	UT	3,500.00	3,500.00	92	1945	1945	3	92	3,220	
4	0511	GARAGE CB-	0	100	28	45	1,260.00	SF	40.00	40.00	100	1989	1989	3	57	28,728	
5	0680	POLE SHED	0	100	13	45	585.00	SF	10.00	10.00	100	1994	1994	3	20	1,170	
6	0811	CONCRETE B	0	100	45	20	900.00	SF	5.20	5.20	100	1989	1989	3	57	2,668	
7	0200	BARN WD 0-	0	100	42	25	1,050.00	SF	20.00	20.00	100	1960	1960	3	20	4,200	
8	0680	POLE SHED	0	100	8	33	264.00	SF	10.00	10.00	100	1993	1993	3	20	528	
9	0200	BARN WD 0-	0	100	21	48	1,008.00	SF	20.00	20.00	100	1975	1975	3	20	4,032	
10	0201	BARN WD 10	0	100	48	51	2,448.00	SF	17.00	17.00	100	1975	1975	3	20	8,323	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
3	005970	A	AGRI-POND	0		OR	0.00	0.00	1.32	AC		1.00	1.00	1.00	70.00	70.00	92							
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	23.18	AC		1.00	1.00	1.00	370.00	370.00	8,575							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	24.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	244,950							

BUILDING NOTES									
BAS=[YR=1993] W1 FSP=[YR=1994] N23 W26 S12 W6 S11 E32 \$ W54 FGR=[YR=1993] W23 S31 E23 FSP=[YR=2003] E21 N7 W21 S7 \$ N31 \$ S24 E21 S7 E34 N31 \$ .									

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	26	AL SIDING	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,039	113.8760	108.18	220,579	1977	1977	0	0	29.00	71.00		
2 SINGLE FAM - 0% - 0 Heated Area: 1810 HX Base Yr													



Quality	03	Quality Level	03
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,170	100	89,865
FCP	442	25	8,449
FST	78	55	3,303
SFB	800	80	49,157
USP	255	30	5,838
TOTALS	2,745		156,611

75250 BUFFALO ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019
INC DATE		AG DATE	04/15/2015

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
11	0200	BARN WD 0-	0	100	45	24			20.00	100	1997	1997	3	25	5,400	
12	0940	SHEDS/PORT	0	100	10	10	SF	30.00	30.00	100	1998	1998	3	20	600	
13	0680	POLE SHED	0	100	23	10	SF	10.00	10.00	100	1998	1998	3	26	598	
14	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1982	1982	3	38	613	

TOTAL OB/XF 7,211

LAND DESCRIPTION																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			343,070
TOTAL MARKET OB/XF VALUE			63,071
TOTAL LAND VALUE - MARKET			404,950
TOTAL MARKET VALUE			574,808
SOH/AGL Deduction			166,943
ASSESSED VALUE			407,865
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			357,865
TOTAL JUST VALUE			811,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			796,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0919/1433	2/11/2000	WD U	I	I	07	100
GRANTOR: KNIGHT JESSE R & FREE						
GRANTEE: KNIGHT JESSE & FREE						
0919/1429	2/11/2000	WD U	I	I	07	100
GRANTOR: KNIGHT JESSE R & FREE						
GRANTEE: KNIGHT JESSE & FREE						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=-52,0] W4 W17 W24 S26 E45 N20 N6 \$													
SFB=[YR=2013;ORIG=0,0] W32 S25 E32 N25 \$													
FCP=[YR=1993;ORIG=-32,0] W7 S6 W13 S20 E20 N1 N25 \$													
USP=[YR=2019;ORIG=-56,0] N15 W17 S15 E17 \$													
FST=[YR=1993;ORIG=-39,0] W13 S6 E13 N6 \$													

