



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	204,067
FGR	420	55	231	25,398
FOP	110	30	33	3,628
PTO	70	5	4	440
TOTALS	2,456		2,124	233,534

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,124	115.7380	109.95	233,534	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2023													
Heated Area: 1856													
HX Base Yr													
75186 NASSAU STATION WAY, YULEE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
03/12/2024 MLU													

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	0	0	0		684.00	SF	5.20				3,557	

EXTRA FEATURES													
75186 NASSAU STATION WAY, YULEE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
03/12/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			233,534
TOTAL MARKET OB/XF VALUE			3,557
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			287,091
SOH/AGL Deduction			0
ASSESSED VALUE			287,091
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			287,091
TOTAL JUST VALUE			287,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002039	CO ISSUED	0	02/07/2022
21002517	NEW CONSTR	269,188	07/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2537/0291	2/07/2022	WD	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: KOGAN YEVGENIY					
2467/1720	6/03/2021	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2022] W15 PT0=[YR=2022] N7 W10 S7 E10\$ W24 S59 E3															
FOP=[YR=2022] S5 E17 N5 FGR=[YR=2022] E19 N20 W21 S20 E2\$ W2															
N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.															

LAND DESCRIPTION															
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
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00
TOTAL OB/XF 3,557															
ADJ UNIT PRICE															
LAND VALUE															
OTHER ADJUSTMENTS AND NOTES															
YEAR DENSITY DECL FRZ YR CONSRV															
REVIEW DATE 03/18/2022 BY NW															
Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000															