



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	1,711	100	1,711	188,767
FGR	420	55	231	25,485
FOP	115	30	34	3,751
UOP	72	20	14	1,544
USP	228	30	68	7,502
TOTALS	2,546		2,058	227,050

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
1	0811	CONCRETE B	0 100	0	0	668.00	SF	5.20	5.20	100	2021	2021	3	99

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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

1 SINGLE FAM - 100% - 2023

Heated Area: 1711

HX Base Yr 2023

75142 NASSAU STATION WAY, YULEE										BLD DATE	03/29/2022	NW	LGL DATE		03/12/2024	MLU
										XF DATE			LAND DATE			
										INC DATE			AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										227,050				
TOTAL MARKET OB/XF VALUE										3,439				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										280,489				
SOH/AGL Deduction										7,105				
ASSESSED VALUE										273,384				
TOTAL EXEMPTION VALUE										VP HX HB VX 251,546				
BASE TAXABLE VALUE										21,838				
TOTAL JUST VALUE										280,489				
NCON VALUE										9,047				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										257,047				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011456	25X12 USP	9,972	09/08/2023
21005265	NEW CONSTR	235,284	04/27/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2648/205	6/12/2023	LE	U	I	11	100	
GRANTOR: LUDWIG RICHARD J							
GRANTEE: JEFFREY TAD							
2575/1792	7/01/2022	QC	U	I	11	100	
GRANTOR: LUDWIG SUSAN							
GRANTEE: LUDWIG RICHARD J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021;ORIG=0,0] W38 S57 E2 E10 N7 E5 N13 E21 N37 \$									
FGR=[YR=2021;ORIG=-20,57] E20 N20 W21 S20 E1 \$									
FOP=[YR=2021;ORIG=-36,57] S5 E16 N5 W1 N7 W5 S7 W10 \$									
UOP=[YR=2024;ORIG=-38,0] E6 N12 W6 S12 \$									
USP=[YR=2024;ORIG=-32,-12] E19 S12 W19 N12 \$									