



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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	1,705	100	1,705	188,105
FGR	400	55	220	24,272
FOP	120	30	36	3,972
PTO	70	5	4	442
TOTALS	2,295		1,965	216,790

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
1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	2021	2021	3

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,965	116.7180	110.88	217,879	2021	2021	0	0	0	0.50	99.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1705 HX Base Yr														
75110 NASSAU STATION WAY, YULEE														

TOTAL OB/XF 3,274														
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1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	2021	2021	3

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1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	2021	2021	3

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,790	
TOTAL MARKET OB/XF VALUE		3,274	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		270,064	
SOH/AGL Deduction		5,554	
ASSESSED VALUE		264,510	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		264,510	
TOTAL JUST VALUE		270,064	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		255,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005596	NEW CONSTR	234,598	05/03/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2514/0743	11/12/2021	SW	Q	I	01	298,700	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: WATSON BLAKE JAASIE							
2448/1201	4/01/2021	WD	Q	V	05	1,560,000	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W29 PT0=[YR=2021] N7 W10 S7 E10\$ W10 S55 E5 FOP=[YR=2021] S5 E16 N5 FGR=[YR=2021] E18 N20 W20 S20 E2\$ W2 N8 W5 S8 W9\$ E9 N8 E5 N12 E20 N35\$.														