



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	1,856	100	1,856	203,047
FGR	420	55	231	25,271
FOP	125	30	38	4,157
PTO	70	5	4	438
TOTALS	2,471		2,129	232,914

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				3,521	

LAND DESCRIPTION			TOTAL OB/XF 3,521													
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
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

1 SINGLE FAM - 0% - 0

Heated Area: 1856

HX Base Yr

BLD DATE 03/29/2022 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/12/2024 MLU

75104 NASSAU STATION WAY, YULEE																
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,129	115.7380	109.95	234,084	2021	2021	0	0	0.50	99.50

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,914
TOTAL MARKET OB/XF VALUE	3,521
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	286,435
SOH/AGL Deduction	6,300
ASSESSED VALUE	280,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,135
TOTAL JUST VALUE	286,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004173	NEW CONSTR	255,468	04/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1906	11/10/2021	SW	Q	I	01	335,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BLUM GEOFFREY KARLT						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BAS=[YR=2021] W15 PT0=[YR=2021] N7 W10 S7 E10\$ W24 S59
FOP=[YR=2021] S5 E20 N5 FGR=[YR=2021] E19 N20 W21 S20 E2\$ W2
N5 W5 S5 W13\$ E13 N5 E5 N15 E21 N39\$.