



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	110	30	33	3,610
PTO	70	5	4	438
TOTALS	2,456		2,124	232,366

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	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 0% - 0 Heated Area: 1856 HX Base Yr											
75072 NASSAU STATION WAY, YULEE											
BLD DATE 03/29/2022 NW LGL DATE 03/12/2024 MLU XF DATE INC DATE											

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		687.00	SF	5.20				3,537	

LAND DESCRIPTION										TOTAL OB/XF							3,537	
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	LA VAL	
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		
REVIEW DATE		11/19/2021		BY	NW		Total Acres: 0.00		Total Land Value: 50,000				Market: 0		Agricultural: 0			

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		232,366			
TOTAL MARKET OB/XF VALUE		3,537			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		285,903			
SOH/AGL Deduction		6,284			
ASSESSED VALUE		279,619			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		279,619			
TOTAL JUST VALUE		285,903			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		270,424			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000581	NEW CONSTR	255,224	03/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1972	9/30/2021	SW	Q	I	01	286,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ACKERMAN PAVEL & NE						
2433/1584	2/11/2021	WD	Q	V	05	960,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W15 PT0=[YR=2021] N7 W10 S7 E10\$ W24 S59 E3 FOP=[YR=2021] S5 E17 N5 FGR=[YR=2021] E19 N20 W21 S20 E2\$ W2 N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.														