



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	% COND
1	0811	CONCRETE B	0 100	0	0	687.00	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	000134	C	SFR POND	100		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 - 100% - 2024 Heated Area: 1705 HX Base Yr 2024														
75062 NASSAU STATION WAY, YULEE														
BLD DATE 03/29/2022 NW LGL DATE 03/12/2024 MLU XF DATE INC DATE														

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		3,537	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		270,327	
SOH/AGL Deduction		0	
ASSESSED VALUE		270,327	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		220,327	
TOTAL JUST VALUE		270,327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,565	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001885	NEW CONSTR	234,598	02/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/1012	8/31/2021	SW	Q	I	01	293,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RIEGE RAPHAEL M & R						
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] W29 PTO=[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\$.														

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00