



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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,053	100	1,053	114,377
FGR	420	55	231	25,091
FOP	182	30	55	5,974
FUS	1,436	100	1,436	155,978
PTO	70	5	4	434
STR	52	10	5	543

TOTALS	3,213		2,784	302,398
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	703.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,784	114.3360	108.62	302,398	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2489 HX Base Yr 2023											
PTO 2022 BAS 2022 FGR 2022 FOP 2022 FUS 2022 STR 2022											
75093 NASSAU STATION WAY, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/12/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,398	
TOTAL MARKET OB/XF VALUE		3,656	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		356,054	
SOH/AGL Deduction		10,039	
ASSESSED VALUE		346,015	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		296,015	
TOTAL JUST VALUE		356,054	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000347	CO ISSUED	0	01/06/2022
21004986	NEW CONSTR	335,935	04/21/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2528/0790	1/11/2022	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: GORDON DERYCK ANDRE					
2448/1201	4/01/2021	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W2 PTO=[YR=2022] N7 W10 S7 E10\$ W37 S20 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S5 E19 N9 W13 N3 W5 S7 W1\$ E1 N20 W21\$ E21 S13 E5 S3 E13 N36\$ PTR=E10 FUS=[YR=2022] S40 E21 N4 STR=[YR=2022] E4 N13 W4 S13\$ N13 E4 S13 E14 N36 W39\$ W10\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	