

LI FENG & MEI XIN HUANG (H/W)/HUANG MEI XIN
75157 NASSAU STATION WAY
YULEE, FL 32097

08-2N-27-0215-0062-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 70		
Interior Floo	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	189,050
FGR	400	55	220	24,394
FOP	120	30	36	3,992
PTO	70	5	4	444
TOTALS	2,295		1,965	217,879

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	2022	2022	0	0	0.00	100.00			

1 SINGLE FAM - 0% - 2023
Heated Area: 1705
HX Base Yr

The diagram shows a building footprint with various areas labeled: BAS 2022 (the main rectangular area), PTO 2022 (a small rectangle at the top right), FGR 2022 (an L-shaped area on the left side), and FOP 2022 (a small rectangular area at the bottom center). Dimensions are provided for each section.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					217,879				
TOTAL MARKET OB/XF VALUE					4,025				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					271,904				
SOH/AGL Deduction					0				
ASSESSED VALUE					271,904				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					271,904				
TOTAL JUST VALUE					271,904				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					256,018				

PERMIT NUM DESCRIPTION AMT ISSUED

22002533 CO ISSUED 0 02/15/2022

21002356 NEW CONSTR 247,568 05/03/2021

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2539/1236 2/15/2022 WD Q I 01 306,000

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:LI FENG & MEI XIN H

2467/1720 6/03/2021 WD Q V 05 600,000

GRANTOR:PATRIOT RIDGE LLP

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W10 S7 BAS=[YR=2022] W29 S35 FGR=[YR=2022] S20 E18 FOP=[YR=2022] S5 E16 N5 W9 N8 W5 S8 W2\$ E2 N20 W20\$ E20 S12 E5 S8 E14 N55 W10\$ E10 N7\$.

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	774.00	SF	5.20	5.20	100	2022	2022	3	100	4,025	

LAND DESCRIPTION										TOTAL OB/XF							4,025							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		0	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE	06/01/2022	BY	NWWW	Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000	PRINTED 08/06/2024 BY SYS
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