LOT 76
NASSAU STATION OR 2425/1321

HUDSON SFR PROPERTY HOLDINGS III LLC
2711 N HASKELL AVE SUITE 2100
DALLAS, TX 75204

2024

08-2N-27-0215-0076-0000

BUILDING CHARACTERISTICS

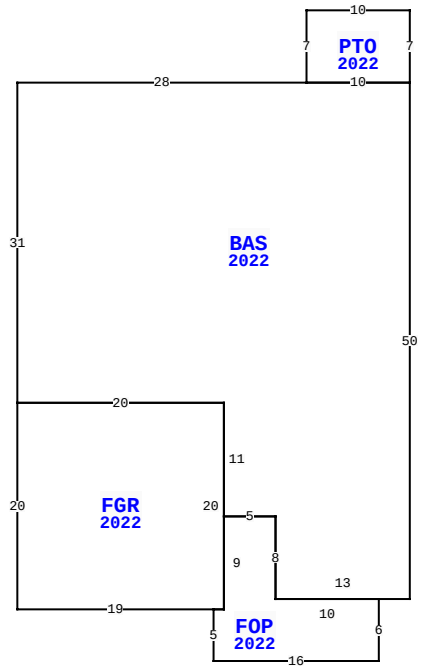
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,480	100	1,480	168,868
FGR	400	55	220	25,102
FOP	135	30	40	4,564
PTO	70	5	4	456
TOTALS	2,085		1,744	198,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	120.1000	114.10	198,990	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1480 HX Base Yr



75019 TRESTLE CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,990
TOTAL MARKET OB/XF VALUE	3,744
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	252,734
SOH/AGL Deduction	0
ASSESSED VALUE	252,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,734
TOTAL JUST VALUE	252,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005169	CO ISSUED	0	03/02/2022
21005169	NEW CONSTR	219,947	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2544/0227	3/03/2022	SW	Q	I	01	314,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUDSON SFR PROPERTY						
2485/0896	8/05/2021	WD	Q	V	05	960,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W10 S7 BAS=[YR=2022] W28 S31 FGR=[YR=2022] S20 E19 FOP=[YR=2022] S5 E16 N6 W10 N8 W5 S9 W1$ E1 N20 W20 $ E20 S11 E5 S8 E13 N50 W10$ E10 N7$.

EXTRA FEATURES

LN	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	720.00	SF	5.20	5.20	100	2022	2022	3	100	3,744	

LAND DESCRIPTION

TOTAL OB/XF 3,744

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 05/26/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS