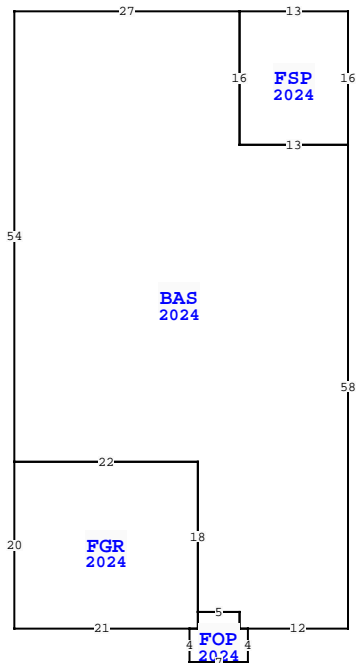


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,638	109.9200	104.42	275,460		2023		0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 2302 HX Base Yr 2024													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	2,302	240,375
FGR	440	55	242	25,270
FOP	38	30	11	1,149
FSP	208	40	83	8,667
TOTALS	2,988		2,638	275,460

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	0855	CONC PAVER	0	100	0	1,139.00	SF	10.00	10.00	100	2024	2023		100	11,390	

75327 HIDEAWAY CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			275,460
TOTAL MARKET OB/XF VALUE			11,390
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			351,850
SOH/AGL Deduction			0
ASSESSED VALUE			351,850
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			301,850
TOTAL JUST VALUE			351,850
NCON VALUE			286,850
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2208997	CO ISSUED	0	02/24/2023
B2208997	NEW CONSTR	374,368	06/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1279	2/24/2023	SW	Q	I	01	369,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MITCHELL DAVID C III						
2568/1250	6/06/2022	SW	Q	V	05	1,193,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=54,0] W27 S54 E22 S18 E5 S2 E1 E12 N58 W13 N16 \$
FGR=[YR=2024;ORIG=27,74] E21 E1 N2 N18 W22 S20 \$
FSP=[YR=2024;ORIG=54,16] E13 N16 W13 S16 \$
FOP=[YR=2024;ORIG=49,74] N2 E5 S2 E1 S4 W7 N4 E1 \$

LAND DESCRIPTION														TOTAL OB/XF										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	54.00	134.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							