



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		PERMIT NUM		DESCRIPTION		AMT		ISSUED	
															BUILDING MARKET VALUE		0		240004080		PRIVATE PROVIDER		419,222		04/10/2024				
															TOTAL MARKET OB/XF VALUE		0		240004080		CO		419,222		04/10/2024				
															TOTAL LAND VALUE - MARKET		65,000		B230014825				419,222		11/16/2023				
															TOTAL MARKET VALUE		65,000												
															SOH/AGL Deduction		0												
															ASSESSED VALUE		65,000												
															TOTAL EXEMPTION VALUE		0												
															BASE TAXABLE VALUE		65,000												
															TOTAL JUST VALUE		65,000												
															NCON VALUE		0												
															INCOME VALUE		0												
															PREVIOUS YEAR MKT VALUE		15,500												
DOR CODE										0000 VACANT																			
MAP NUM																				05									
NEIGHBORHOOD/LOC										5020.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										75212 WEATHERSFORD PL, YULEE																			
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													
LAND DESCRIPTION										TOTAL OB/XF										0									
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	000000	C	VAC RES	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
REVIEW DATE										04/26/2024										BY TW									
Total Acres:										0.00										Total Land Value: 65,000									
Market:										0										Agricultural: 0									
Common:										65,000										PRINTED 08/06/2024 BY SYS									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004080	PRIVATE PROVIDER	419,222	04/10/2024
240004080	CO		04/10/2024
B230014825		419,222	11/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1167	6/25/2024	SW Q	Q	I	01	434,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ACKERMANN ELIZABETH						
2661/1530	8/16/2023	SW Q	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS