



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			
																	STANDARD			
DOR CODE 0000 VACANT																Tax Group: 4 Tax Dist:				
MAP NUM MKT AREA 05																BUILDING MARKET VALUE 0				
NEIGHBORHOOD/LOC 5020.00																TOTAL MARKET OB/XF VALUE 0				
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																TOTAL LAND VALUE - MARKET 65,000				
																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				
																PREVIOUS YEAR MKT VALUE 15,500				
TOTALS																				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001675	PRIVATE PROVIDER	424,106	02/09/2024
B23-11308	SFR	424,106	09/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1294	2/27/2024	SW	Q	I	02	427,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCANE STEPHEN D &						
2661/1530	8/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES															BLD DATE		LGL DATE	
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 DATE	AG DATE
75244 WEATHERSFORD PL, YULEE																	01/16/2024 MLU	

BUILDING NOTES

BUILDING DIMENSIONS

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	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							