



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		0		CO240003036		PRIVATE PROVIDER		494,628		03/15/2024		
															TOTAL MARKET OB/XF VALUE		0		0		B23-11658		SFR		494,628		09/13/2023		
															TOTAL LAND VALUE - MARKET		65,000		65,000										
															TOTAL MARKET VALUE		65,000		65,000										
															SOH/AGL Deduction		0		0										
															ASSESSED VALUE		65,000		65,000										
															TOTAL EXEMPTION VALUE		0		0										
															BASE TAXABLE VALUE		65,000		65,000										
															TOTAL JUST VALUE		65,000		65,000										
															NCON VALUE		0		0										
															INCOME VALUE		0		0										
															PREVIOUS YEAR MKT VALUE		15,500		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										75217 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										04/29/2024										BY TW									
Total Acres:										0.00										Total Land Value: 65,000									
Market:										0										Agricultural: 0									
Common:										65,000										PRINTED 08/06/2024 BY SYS									

VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				0			
TOTAL MARKET OB/XF VALUE				0			
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				0			
PREVIOUS YEAR MKT VALUE				15,500			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2702/1540	3/28/2024	SW	Q	I	01	476,800	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: RUSSO MICHAEL J & S							
2661/1530	8/16/2023	SW	Q	V	05	2,352,000	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES

BUILDING DIMENSIONS