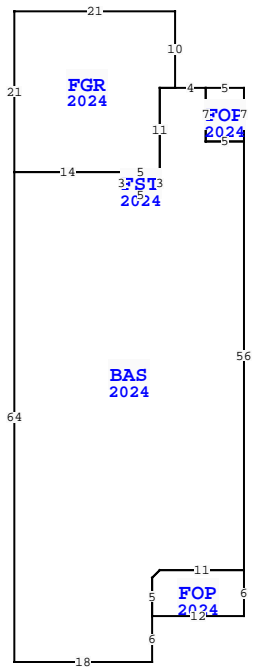


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2024									
				Heated Area:	1848							HX Base Yr



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	1,848	100	1,848	196,997
FGR	419	55	230	24,518
FOP	35	30	10	1,066
FOP	72	30	22	2,345
FST	15	55	8	853
TOTALS	2,389		2,118	225,779

EXTRA FEATURES

75410 BERRYHILL ALY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG 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
1	0811	CONCRETE B	0	0	702.00	SF	5.20	5.20	100	2024	2023		100	3,650	

LAND DESCRIPTION TOTAL OB/XF 3,650

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	000100	C	SFR	0		PUD	40.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			225,779
TOTAL MARKET OB/XF VALUE			3,650
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			294,429
SOH/AGL Deduction			0
ASSESSED VALUE			294,429
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,429
TOTAL JUST VALUE			294,429
NCON VALUE			229,429
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208588	CO ISSUED	0	01/25/2023
B2208588	NEW CONSTR	297,388	06/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/0931	1/27/2023	WD	Q	I	01	299,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TSCHAPPAT SHANE A &						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=61,4] E4 S7 E5 S56 W11 D1L1 S5 S6 W18 N64 E14 S3 E5 N3 N11 E2 \$	
FGR=[YR=2024;ORIG=40,-6] E21 S10 W2 S11 W5 W14 N21 \$	
FOP=[YR=2024;ORIG=59,67] E11 S6 W12 N5 U1R1 \$	
FOP=[YR=2024;ORIG=70,11] W5 N7 E5 S7 \$	
FST=[YR=2024;ORIG=54,15] E5 S3 W5 N3 \$	