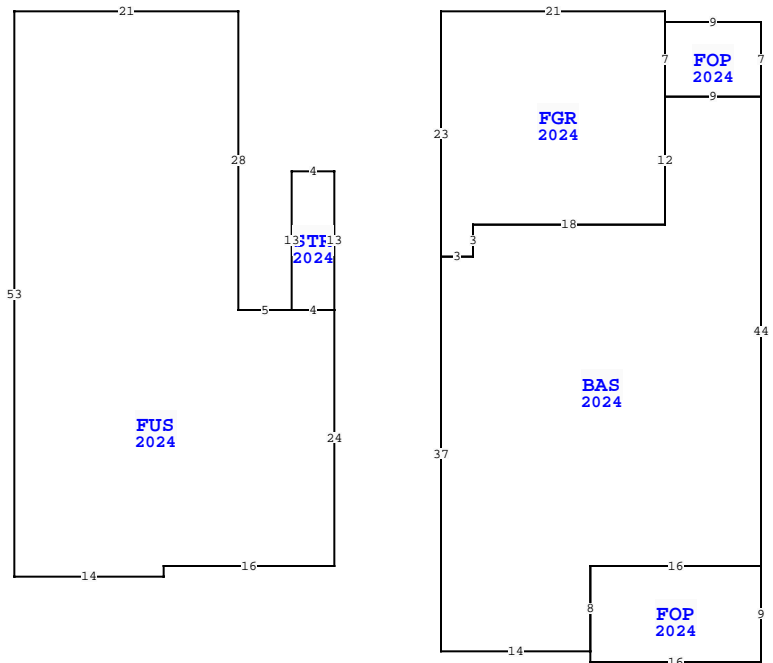




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
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
BAS	1,171	100	1,171
FGR	429	55	236
FOP	63	30	19
FOP	144	30	43
FUS	1,322	100	1,322
STR	52	10	5
TOTALS	3,181		2,796

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024								
Heated Area: 2493					HX Base Yr 2024						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			294,531
TOTAL MARKET OB/XF VALUE			4,204
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			363,735
SOH/AGL Deduction			141,761
ASSESSED VALUE			221,974
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			166,974
TOTAL JUST VALUE			363,735
NCON VALUE			298,735
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209296	CO ISSUED	0	01/23/2023
B2209296	NEW CONSTR	395,699	06/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/0952	1/27/2023	WD	Q	I	02	344,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LAWLER SEAN P & STA						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS HOMES						

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2024	2023		100	4,204	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES									
75450 BERRYHILL ALY, YULEE									

BUILDING DIMENSIONS									
FUS=[YR=2024;ORIG=10,45] E14 N1 E16 N24 W4 W5 N28 W21 S53 \$									
BAS=[YR=2024;ORIG=80,0] W9 S12 W18 S3 W3 S37 E14 N8 E16 N44 \$									
FGR=[YR=2024;ORIG=71,-8] S1 S7 S12 W18 S3 W3 N23 E21 \$									
FOP=[YR=2024;ORIG=64,53] N1 N8 E16 S9 W16 \$									
FOP=[YR=2024;ORIG=80,0] W9 N7 E9 S7 \$									
STR=[YR=2024;ORIG=40,20] W4 N13 E4 S13 \$									

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	000100	C	SFR	100		PUD	40.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							