

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		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	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	797	100	797
FGR	403	55	222
FOP	48	30	14
FOP	72	30	22
FUS	1,158	100	1,158
STR	56	10	6
TOTALS	2,534		2,219
			242,736

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%	- 2023		242,736	2022	2022	0	0	0.00	100.00

Heated Area: 1955 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,736
TOTAL MARKET OB/XF VALUE			6,526
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			314,262
SOH/AGL Deduction			0
ASSESSED VALUE			314,262
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			314,262
TOTAL JUST VALUE			314,262
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209930	CO ISSUED	0	12/20/2022
22009930	NEW CONSTR	311,237	06/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/370	7/26/2024	SW U		I	11	100

GRANTOR: CSMA SFR TRS HOLDINGS
 GRANTEE: FKH SFR M LP
 2701/1305 3/19/2024 SW U I 11 100
 GRANTOR: FKH SFR M LP
 GRANTEE: CSMA SFR TRS HOLDIN

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	0811	CONCRETE B	0	0	0	0		5.20	100	2022	2022	3	100	6,526	

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

BUILDING NOTES	
75281 CHELSEA GARDEN LN, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2022]	W2 FOP=[YR=2022] N6 W8 S6 E8\$ W8
FGR=[YR=2022]	W20 S21 E19 N17 E1 N4\$ S4 W1 S17 W19 S19 E14
FOP=[YR=2022]	S6 E12 N6 W12\$ E16 N40\$ PTR= E10 FUS=[YR=2022]
E30 S40 W16 S1	W14 N16 STR=[YR=2022] N4 E14 S4 W14\$ E14 N4
W14 N21\$	W10\$.

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	000100	C	SFR	0		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							