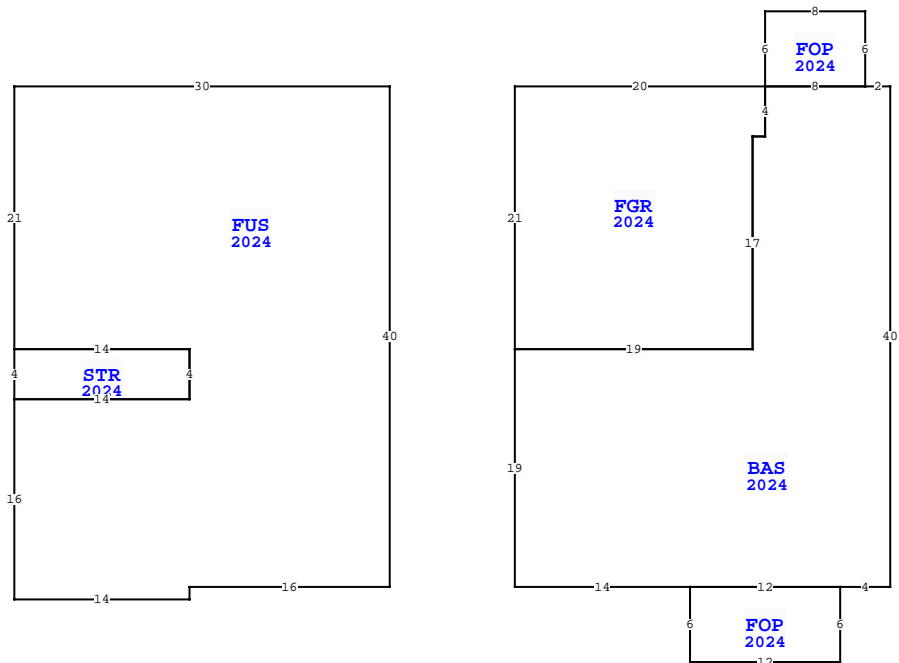


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,219	113.8760	108.18	240,051	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 1955 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
BAS	797	100
FGR	403	55
FOP	48	30
FOP	72	30
FUS	1,158	100
STR	56	10
TOTALS	2,534	2,219

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	240,051	
TOTAL MARKET OB/XF VALUE	4,992	
TOTAL LAND VALUE - MARKET	65,000	
TOTAL MARKET VALUE	310,043	
SOH/AGL Deduction	0	
ASSESSED VALUE	310,043	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	310,043	
TOTAL JUST VALUE	310,043	
NCON VALUE	245,043	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005423	CO ISSUED	0	03/01/2023
22011955	NEW CONSTR	311,237	08/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0596	3/09/2023	WD	Q	I	01	320,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HINCKLEY JASON ROBE						
2572/1294	6/21/2022	SW	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES

75217 CHELSEA GARDEN LN, 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	0812	CONCRETE C	0	0	0	0		4.00	100	2024	2023		100	4,992	

BUILDING NOTES	
FUS=[YR=2024;ORIG=0,0] E30 S40 W16 S1 W14 N16 E14 N4 W14 N21 \$	
BAS=[YR=2024;ORIG=60,0] E8 E2 S40 W4 W12 W14 N19 E19 N17 E1 N4 \$	
FGR=[YR=2024;ORIG=40,0] E20 S4 W1 S17 W19 N21 \$	
STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$	
FOP=[YR=2024;ORIG=54,40] E12 S6 W12 N6 \$	
FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$	

BUILDING DIMENSIONS	
FUS=[YR=2024;ORIG=0,0] E30 S40 W16 S1 W14 N16 E14 N4 W14 N21 \$	
BAS=[YR=2024;ORIG=60,0] E8 E2 S40 W4 W12 W14 N19 E19 N17 E1 N4 \$	
FGR=[YR=2024;ORIG=40,0] E20 S4 W1 S17 W19 N21 \$	
STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$	
FOP=[YR=2024;ORIG=54,40] E12 S6 W12 N6 \$	
FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$	

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	0		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							