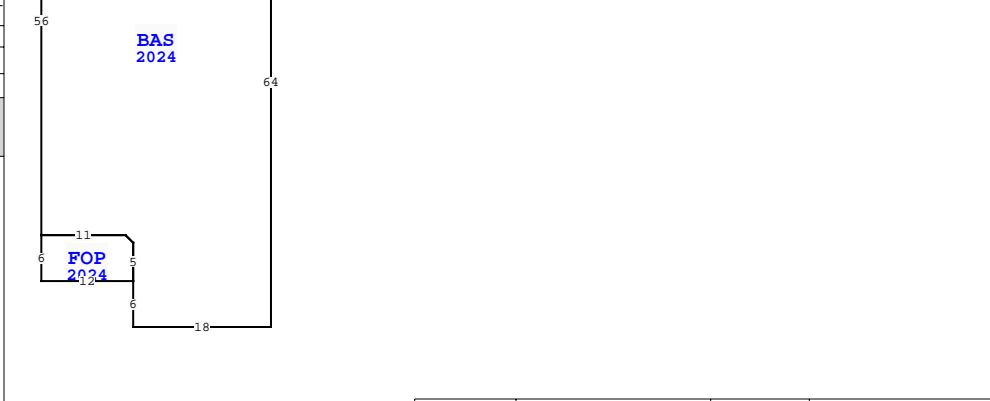


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		
0100	01	2,118	112.2100	106.60	225,779	2023	2023	0	0	0.00	100.00		
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

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				3,520
TOTAL LAND VALUE - MARKET				65,000
TOTAL MARKET VALUE				294,299
SOH/AGL Deduction				0
ASSESSED VALUE				294,299
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				294,299
TOTAL JUST VALUE				294,299
NCON VALUE				229,299
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011481	CO ISSUED	0	01/27/2023
22011481	NEW CONSTR	297,388	07/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1696	5/23/2024	SW	U	I	11	100

GRANTOR: FKH SFR M LP  
 GRANTEE: CSMA SFR TRS HOLDIN  
 2618/1952 1/31/2023 WD Q I 01 362,500  
 GRANTOR: DREAM FINDERS HOMES L  
 GRANTEE: FKH SFR M LP

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		677.00	SF	5.20				5.20	3,520	

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

BUILDING NOTES	
75161 CHELSEA GARDEN LN, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=49,4] W4 S7 W5 S56 E11 D1R1 S5 S6 E18 N64 W14 S3 W5 N3 N11 W2 \$	
FGR=[YR=2024;ORIG=70,-6] W21 S10 E2 S11 E5 E14 N21 \$	
FOP=[YR=2024;ORIG=51,67] W11 S6 E12 N5 U1L1 \$	
FOP=[YR=2024;ORIG=40,11] E5 N7 W5 S7 \$	
FST=[YR=2024;ORIG=56,15] W5 S3 E5 N3 \$	

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							