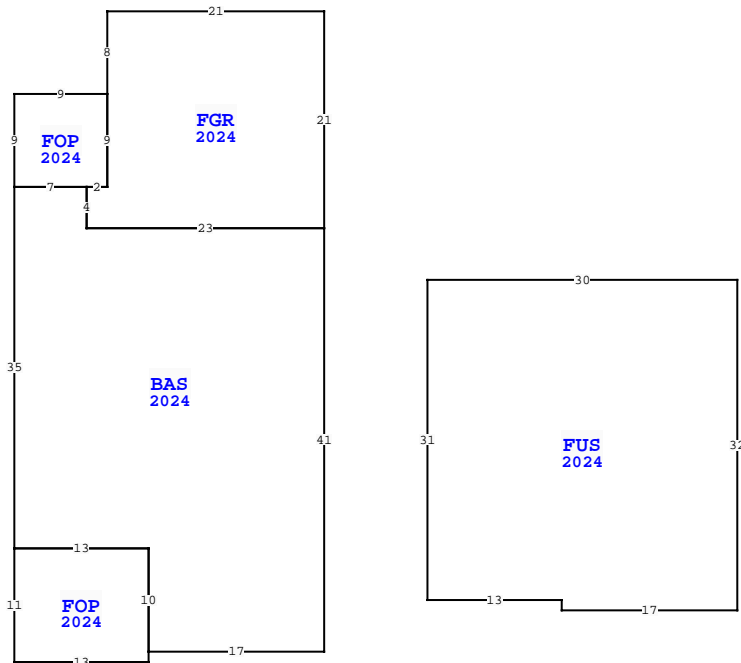


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,389	111.9160	106.32	253,998	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 2075 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	1,128	100	1,128	119,929
FGR	449	55	247	26,261
FOP	81	30	24	2,552
FOP	143	30	43	4,572
FUS	947	100	947	100,685
TOTALS	2,748		2,389	253,998

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		253,998	
TOTAL MARKET OB/XF VALUE		4,012	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		323,010	
SOH/AGL Deduction		0	
ASSESSED VALUE		323,010	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		323,010	
TOTAL JUST VALUE		323,010	
NCON VALUE		258,010	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04325	CO		08/22/2023
B23-04325	SFR	334,689	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1576	8/24/2023	WD	Q	I	01	345,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2627/1079	3/27/2023	SW	Q	V	05	320,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS 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	0	0	0		4.00	100	2024	2023		100	4,012	

75318 PLUMBAGO TRC, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=30,28] W23 N4 W7 S35 E13 S10 E17 N41 \$													
FUS=[YR=2024;ORIG=70,33] W30 S31 E13 S1 E17 N32 \$													
FGR=[YR=2024;ORIG=30,7] W21 S8 S9 W2 S4 E23 N21 \$													
POP=[YR=2024;ORIG=0,59] S11 E13 N1 N10 W13 \$													
FOP=[YR=2024;ORIG=0,24] E7 E2 N9 W9 S9 \$													

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							