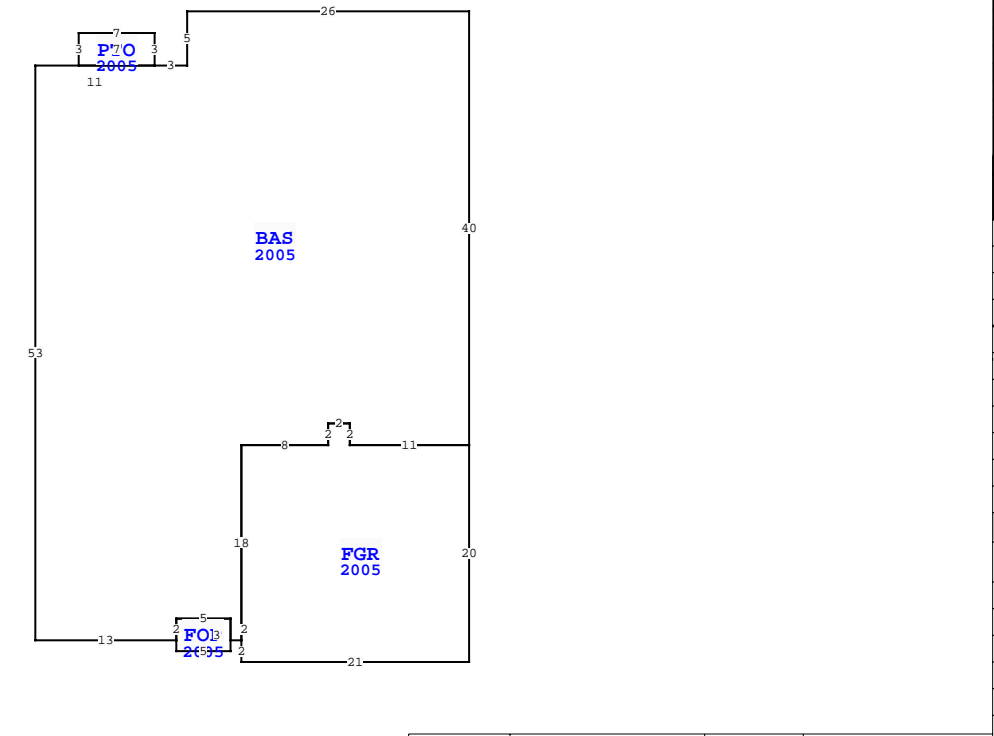


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,096	108.3880	102.97	215,825	2005	2005	0	0	0	9.00	



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	174,099
FGR	424	55	233	21,833
FOP	15	30	4	375
PTO	21	5	1	94
TOTALS	2,318		2,096	196,401

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			196,401	
TOTAL MARKET OB/XF VALUE			3,202	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			254,603	
SOH/AGL Deduction			17,435	
ASSESSED VALUE			237,168	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			237,168	
TOTAL JUST VALUE			254,603	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			239,691	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514182	ELEC OTHER	1,500	02/01/2005
B13739	NEW CONSTR	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2254/1909	2/08/2019	WD Q	Q	I	01	195,000
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: AH4R PROPERTIES TWO						
1885/1415	10/18/2013	SW Q	Q	I	02	127,000
GRANTOR: DODGE NP JR TRUSTEE						
GRANTEE: PATEL PARBHUBHAI N						

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	2005	2005	3	86	3,202	

76015 DEERWOOD DR, YULEE
 BLD DATE 01/28/2013 KK LGL DATE
 XF DATE LAND DATE
 INC DATE AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2005] W26 S5 W3 PTO=[YR=2005] N3 W7 S3 E7\$ W11 S53
 E13 FOP=[YR=2005] S1 E5 N3 W5 S2\$ N2 E5 S2 E1 FGR=[YR=2005]
 S2 E21 N20 W11 N2 W2 S2 W8 S18\$ N18 E8 N2 E2 S2 E11 N40\$.

LAND DESCRIPTION		TOTAL OB/XF														3,202								
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							