

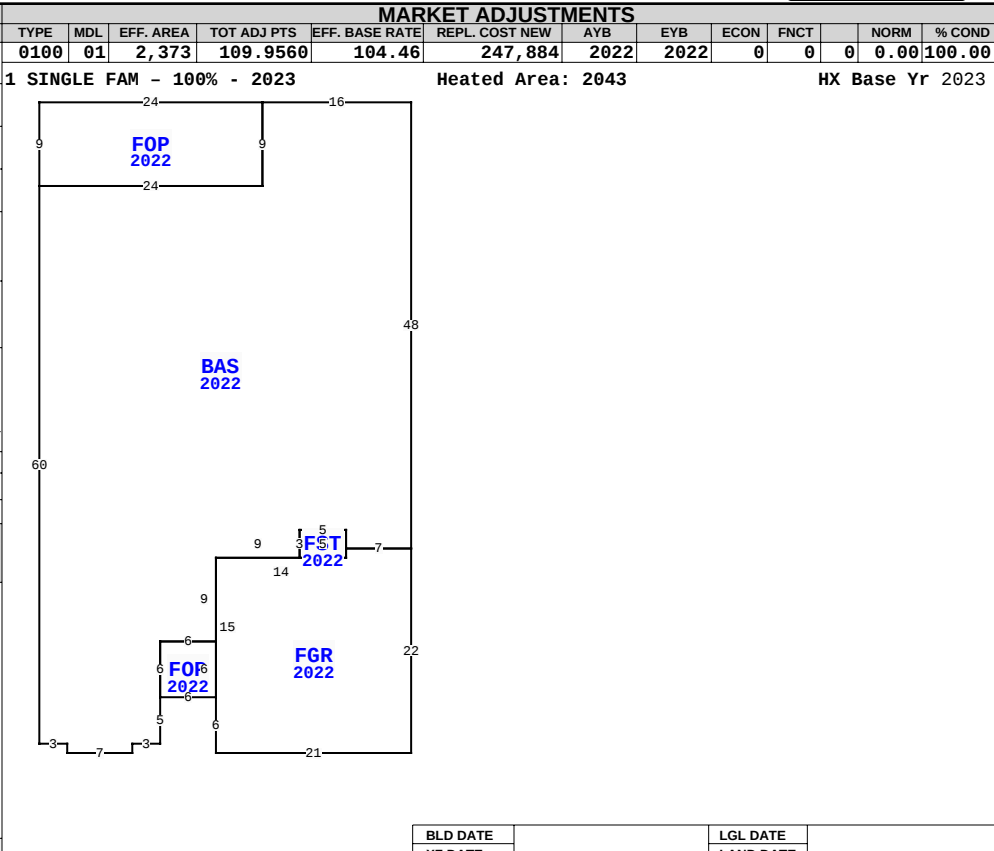


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 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	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2,043	213,412
FGR	448	55	246	25,697
FOP	36	30	11	1,149
FOP	216	30	65	6,790
FST	15	55	8	836
TOTALS	2,758		2,373	247,884

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	906.00	SF	5.20	5.20



70305 WINDING RIVER DR, YULEE									
TOTAL OB/XF 4,711									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					247,884				
TOTAL MARKET OB/XF VALUE					4,711				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					307,595				
SOH/AGL Deduction					3,531				
ASSESSED VALUE					304,064				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					254,064				
TOTAL JUST VALUE					307,595				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					295,208				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007282	CO ISSUED	0	03/04/2022
21007282	NEW CONSTR	297,129	06/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	R N	CD	SALE PRICE
2546/0668	3/09/2022	WD	Q	I		01	368,000
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: FORD MARIAH KATE PE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2022] W16 FOP=[YR=2022] W24 S9 E24 N9\$ S9 W24 S60 E3 S1 E7 N1 E3 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S6 E21 N22 W7 FST=[YR=2022] N2 W5 S3 E5 N1\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9 E9 N3 E5 S2 E7 N48\$.									