



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	11	CLAY TILE 50
Interior Floo	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
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	1,960	100	1,960	208,936
FGR	445	55	245	26,117
FOP	146	30	44	4,690
FSP	216	40	86	9,168
TOTALS	2,767		2,335	248,911

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	806.00	SF	5.20	5.20

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	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,335	112.2100	106.60	248,911	2023	2023	0	0
1 SINGLE FAM - 0% - 2024									
Heated Area: 1960									
HX Base Yr									
70625 TURTLE CREEK CT, YULEE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/12/2023 MLU									

TOTAL OB/XF									
4,191									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	806.00	SF	5.20	5.20

TOTAL OB/XF									
4,191									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	806.00	SF	5.20	5.20

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					248,911				
TOTAL MARKET OB/XF VALUE					4,191				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					308,102				
SOH/AGL Deduction					0				
ASSESSED VALUE					308,102				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					308,102				
TOTAL JUST VALUE					308,102				
NCON VALUE					253,102				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					55,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05858	C0		10/18/2023
B2305858	SFR	374,144	05/08/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/1596	10/27/2023	SW	Q	I	01	365,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MARQUEZ REBECCA JEA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=-1,0] W15 S9 W24 S60 E13 N14 E5 N6 E8 N3 E6 S2 E7 N48 \$									
FGR=[YR=2022;ORIG=-22,55] S14 E1 E20 N21 W7 N2 W6 S3 W8 S6 \$									
FSP=[YR=2022;ORIG=-16,0] W24 S9 E24 N9 \$									
FOP=[YR=2022;ORIG=-40,73] E19 N4 W1 N14 W5 S14 W13 S4 \$									