



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	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		4 100
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	2,132	100	2,132	220,683
FGR	560	55	308	31,881
FOP	55	30	16	1,656
FSP	128	40	51	5,279
TOTALS	2,875		2,507	259,500

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,156.00	SF	4.00	4.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,507	108.9600	103.51	259,500	2023	2023	0	0
1 SINGLE FAM - 100% - 2024									
Heated Area: 2132									
HX Base Yr 2024									

FSP
2024

BAS
2024

FGR
2024

FOP
2024

70641 TURTLE CREEK CT, YULEE	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		259,500	
TOTAL MARKET OB/XF VALUE		4,624	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		319,124	
SOH/AGL Deduction		0	
ASSESSED VALUE		319,124	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		269,124	
TOTAL JUST VALUE		319,124	
NCON VALUE		264,124	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-03887	C0		10/25/2023
23003887	NEW CONSTR	402,521	03/23/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2676/1299	10/27/2023	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: NISHIOKU RANDALL K					

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

BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=-23,0] E23 S54 W28 S14 W11 N60 E16 N8 \$					
FGR=[YR=2024;ORIG=0,54] S20 W28 N1 N5 N14 E28 \$					
FSP=[YR=2024;ORIG=-39,0] E16 S8 W16 N8 \$					
FOP=[YR=2024;ORIG=-28,73] W11 N5 E11 S5 \$					

TOTAL OB/XF									
4,624									
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