



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 100
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	1,711	100	1,711	176,815
FGR	420	55	231	23,872
FOP	49	30	15	1,550
PTO	280	5	14	1,447

TOTALS	2,460		1,971	203,683
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

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		NORM	% COND	
0100	01	1,971	108.7800	103.34	203,683	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023													
Heated Area: 1711													
HX Base Yr 2023													

65320 CLEARWATER CT, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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	100	0	0	736.00	SF	5.20	5.20	100	2022	2022	3	100	3,827	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	99	4,752	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

TOTAL OB/XF														9,173			
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	-------	--	--	--

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												203,683	
TOTAL MARKET OB/XF VALUE												9,173	
TOTAL LAND VALUE - MARKET												55,000	
TOTAL MARKET VALUE												267,856	
SOH/AGL Deduction												2,404	
ASSESSED VALUE												265,452	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												215,452	
TOTAL JUST VALUE												267,856	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												257,720	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007297	CO ISSUED	0	05/16/2022
21010812	NEW CONSTR	248,222	08/17/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/1231	5/19/2022	SW	Q	I	01	291,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: JANZ BURTON HOWARD							

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

BUILDING DIMENSIONS													
BAS=[YR=2022] W4 PTO=[YR=2022] N22 W15 S12 E5 S10 E10\$ W34 S37 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E7 N2 W1 N7 W5 S7 W1\$ E1 N20 W21\$ E21 S13 E5 S7 E12 N57\$.													