



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	08	SHT VINYL 50
Interior Floo	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	1,705	100	1,705	174,609
FGR	400	55	220	22,530
FOP	20	30	6	614
PTO	70	5	4	410
TOTALS	2,195		1,935	198,163

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,935	107.8000	102.41	198,163	2022	2022	0	0	0	0.00	100.00	

1 SINGLE FAM - 0% - 2023

Heated Area: 1705

HX Base Yr

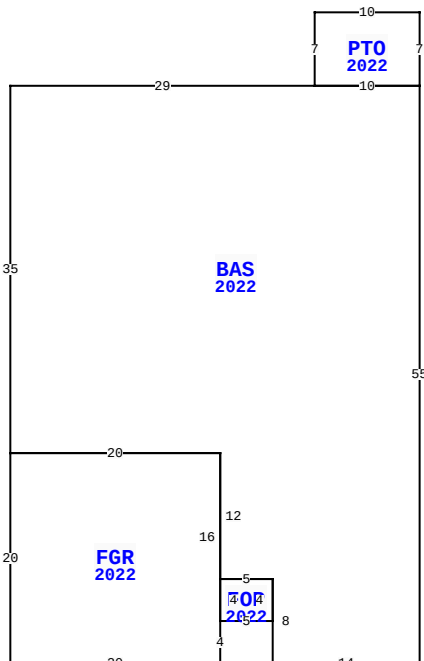


Diagram showing a property lot with dimensions and area calculations. The lot is a large rectangle with a smaller rectangle attached to the right side. The main rectangle has a width of 29 and a height of 35. The smaller rectangle has a width of 10 and a height of 10. The total area is 1705. The diagram is labeled with 'PTO 2022' and 'BAS 2022'.

Dimensions and Area Calculations:

- Main Rectangle: 29 x 35 = 1015
- Small Rectangle: 10 x 10 = 100
- Total Area: 1015 + 100 = 1115
- Small Rectangle: 10 x 10 = 100
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		198,163	
TOTAL MARKET OB/XF VALUE		3,806	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		256,969	
SOH/AGL Deduction		0	
ASSESSED VALUE		256,969	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		256,969	
TOTAL JUST VALUE		256,969	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009238	CO ISSUED	0	06/22/2022
21009238	NEW CONSTR	245,337	07/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0247	6/23/2022	SW	Q	I	01	328,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YOST DYLAN						

BUILDING NOTES						
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BUILDING DIMENSIONS						
PTO=[YR=2022] W10 S7 BAS=[YR=2022] W29 S35 FGR=[YR=2022] S20 E20 N4 FOP=[YR=2022] E5 N4 W5 S4\$N16 W20\$ E20 S12 E5 S8 E14 N55 W10\$ E10 N7\$.						

TOTALS		2,195		1,935		198,163		65304 CLEARWATER CT, YULEE							BLD DATE		LGL DATE	
EXTRA FEATURES												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	0	0	0	732.00	SF	5.20	5.20	100	2022	2022	3	100	3,806		

LAND DESCRIPTION					TOTAL OB/XF														3,806									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000											