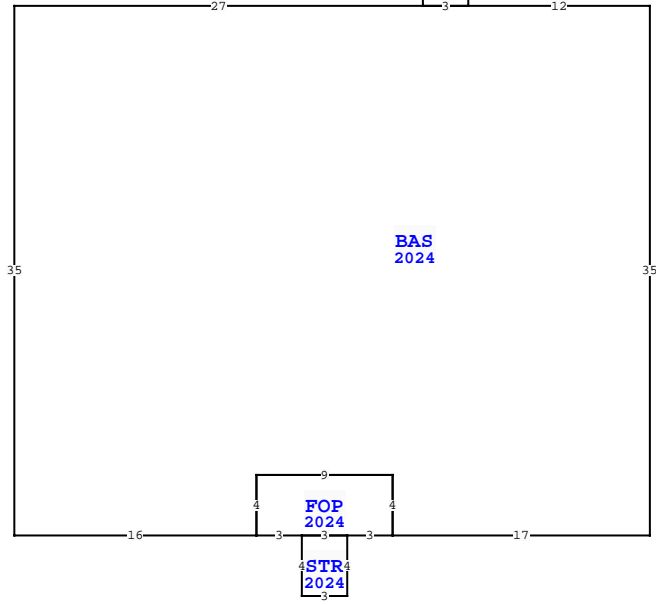


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,434	100	1,434
FOP	36	30	11
STR	12	10	1
STR	12	10	1
TOTALS	1,494		1,447

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,447	105.7680	132.21	191,308	2023	2023	0	0	0	100.00		
2 SNGL FAM - 0% - 2024													
Heated Area: 1434													
HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			195,799
TOTAL MARKET OB/XF VALUE			30,416
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			336,215
SOH/AGL Deduction			0
ASSESSED VALUE			336,215
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			336,215
TOTAL JUST VALUE			336,215
NCON VALUE			218,652
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-17835	CO		10/19/2023
B2217835	NEW CONSTR	215,034	12/05/2022
B2218022	SWIM POOL	0	12/05/2022
B0413286	GARAGE	23,925	07/01/2004
8585	MH MOVE-ON	4,000	06/19/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0910	2/28/2022	WD	Q	I	01	185,000

GRANTOR: MORRISON JEFFERSON J  
GRANTEE: HOPPER CLEVE II

1066/1011	7/03/2002	WD	U	I	01	17,400
GRANTOR: MORRISON JEFFERSON J GRANTEE: MORRISON ROSEMARY &						

EXTRA FEATURES																
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	0300	BOAT DCK W	0	0	16	12			40.00	100	2005	2005	3	40	3,072	
4	0866	POOL FIBER	0	0	26	12	SF	72.00	72.00	100	2024	2023		100	22,464	
5	0855	CONC PAVER	0	0	0	0	SF	10.00	10.00	100	2024	2023		100	4,880	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=30,10] E27 E3 E12 S35 W17 N4 W9 S4 W16 N35 \$	
FOP=[YR=2024;ORIG=49,45] W3 N4 E9 S4 W3 W3 \$	
STR=[YR=2024;ORIG=49,45] E3 S4 W3 N4 \$	
STR=[YR=2024;ORIG=57,10] E3 N4 W3 S4 \$	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0		RM	130.00	180.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

SUBLOT N1/2 OF 24 &  
 S50 FT OF SUB LOT 25  
 SUB ON GOVT LOT 9 UNR

HOPPER CLEVE II  
 75273 EDWARDS RD  
 YULEE, FL 32097

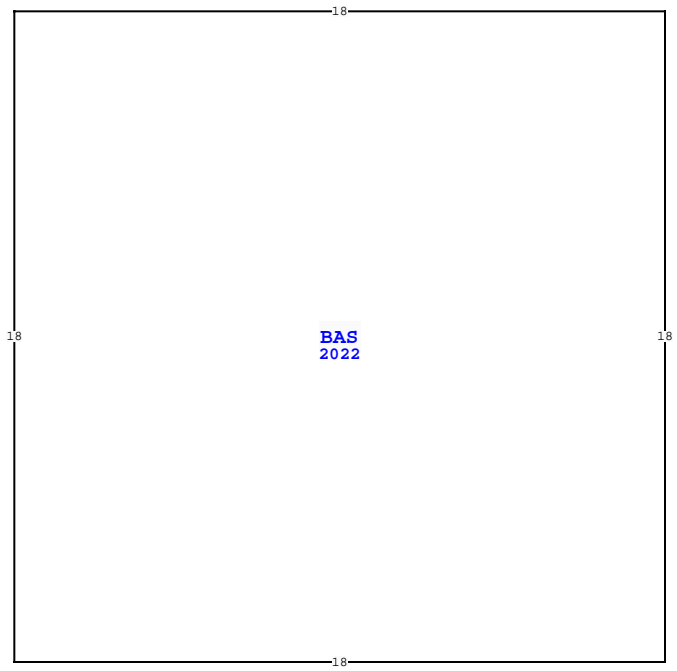
2024

14-2N-26-4280-0018-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 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		5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	324	100	324
			4,491
TOTALS	324		324
			4,491

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3												
GARAGE RES - 0% - 2023			Heated Area: 324			HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
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TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			336,215
SOH/AGL Deduction			0
ASSESSED VALUE			336,215
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			336,215
TOTAL JUST VALUE			336,215
NCON VALUE			218,652
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: MORRISON JEFFERSON J						
GRANTEE: HOPPER CLEVE II						
1066/1011	7/03/2002	WD	U	I	01	17,400
GRANTOR: MORRISON JEFFERSON J						
GRANTEE: MORRISON ROSEMARY &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W18 S18 E18 N18\$.

EXTRA FEATURES																
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

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	