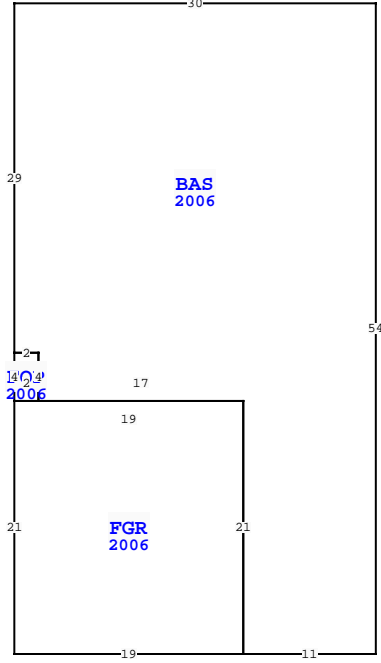


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	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	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,213	100	1,213
FGR	399	55	219
FOP	8	30	2
SUBAREA MARKET VALUE			
BAS			131,873
FGR			23,809
FOP			218
TOTALS	1,620		1,434
			155,900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,434	125.0392	118.79	170,345	2006	2006	0	0	8.48	91.52
1 SINGLE FAM - 0% - 2024 Heated Area: 1213 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	155,900		
TOTAL MARKET OB/XF VALUE	4,689		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	215,589		
SOH/AGL Deduction	0		
ASSESSED VALUE	215,589		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	215,589		
TOTAL JUST VALUE	215,589		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	208,704		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17124	NEW CONSTR	2,000	04/01/2006
M11371	H/AC	0	04/01/2006
C17317	CO ISSUED	94,494	03/01/2006
B17317	NEW CONSTR	94,494	03/01/2006
P10861	NEW CONSTR	0	03/01/2006
R09020	REPAIR/RRF	3,000	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/253	5/11/2023	CT	U	I	18	237,100
GRANTOR: CLERK OF COURT						
GRANTEE: THE HOUSING AUTHORI						
1423/0224	6/26/2006	WD	Q	I		146,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CLARK MARAH S						

EXTRA FEATURES		96055 CORAL REEF RD, YULEE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0810	CONCRETE A	6.50
2	0810	CONCRETE A	6.50
3	0810	CONCRETE A	6.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] N54W30 S29 FOP=[YR=2006] S4 FGR=[YR=2006] S21 E19 N21 W19\$E2N4W2 \$E2S4E17S21E11\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,689																						
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							