

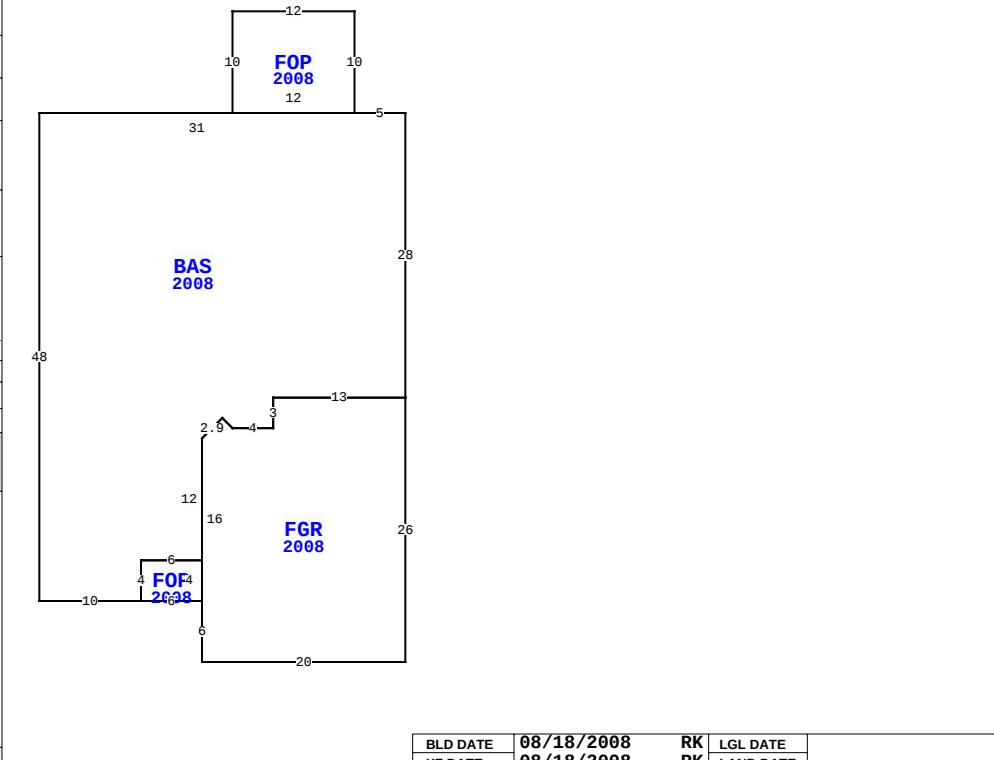


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	SUBAREA MARKET VALUE
BAS	1,325	100	1,325	143,797
FGR	500	55	275	29,845
FOP	24	30	7	760
FOP	120	30	36	3,907
TOTALS	1,969		1,643	178,308

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,643	122.9712	116.82	191,935	2008	2008	0	0	0	7.10	92.90	
1 SINGLE FAM - 100% - 2012				Heated Area: 1325				HX Base Yr 2012					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		178,308	
TOTAL MARKET OB/XF VALUE		3,304	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		236,612	
SOH/AGL Deduction		116,587	
ASSESSED VALUE		120,025	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		70,025	
TOTAL JUST VALUE		236,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,648	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13469	H/AC	0	11/01/2007
E20081	NEW CONSTR	2,000	10/01/2007
C20550	CO ISSUED	130,218	09/01/2007
B20550	NEW CONSTR	130,218	09/01/2007
P12751	NEW CONSTR	0	09/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/0666	2/25/2022	QC U	I	I	11	100
GRANTOR: COLLINS BRENT A						
GRANTEE: COLLINS BRENT A & J						
2543/0664	2/24/2022	QC U	I	I	11	100
GRANTOR: BATTISTELLI LISA M						
GRANTEE: COLLINS BRENT A						

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
1	0811	CONCRETE B	0 100	0	0	714.00	SF	5.20	5.20	100	2008	2008	3
96087 OUT CREEK WAY, YULEE													
TOTAL OB/XF 3,304													

LAND DESCRIPTION													
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 55,000.00													
ADJ UNIT PRICE 55,000.00													
LAND VALUE 55,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSVR													