



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	4046.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,121	100
FGR	462	55
FOP	16	30
PTO	80	5
TOTALS	1,679	1,384

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,384	126.9840	144.76	200,348	1997	1997	0	0	12.75	87.25
1 SINGLE FAM - 0% - 0											
Heated Area: 1121 HX Base Yr											
BAS 1997											
FGR 1997											
FOP 1997											
TOTALS 1,679 1,384 174,804											

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
1	0811	CONCRETE B	0	0	740.00	SF	6.24	6.24	100	1997	1997
83151 ST MARK DR, YULEE											
BLD DATE 05/10/2022 NW LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											
OB/XF MKT VALUE 3,371											
NOTES											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			174,804
TOTAL MARKET OB/XF VALUE			3,371
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			228,175
SOH/AGL Deduction			25,202
ASSESSED VALUE			202,973
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			202,973
TOTAL JUST VALUE			228,175
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,063
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704091	NEW CONSTR	65,070	07/01/1997
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2512/1452	11/09/2021	SW U I	11
SALE PRICE 100			
GRANTOR: SFR JV-1 PROPERTY LLC			
GRANTEE: SFR JV-1 2021-1 BOR			
2399/1953	10/07/2020	WD Q I	01
161,000			
GRANTOR: PETERS IRIS C & HENRY			
GRANTEE: SFR JV-1 PROPERTY L			

LAND DESCRIPTION										TOTAL OB/XF										3,371									
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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
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