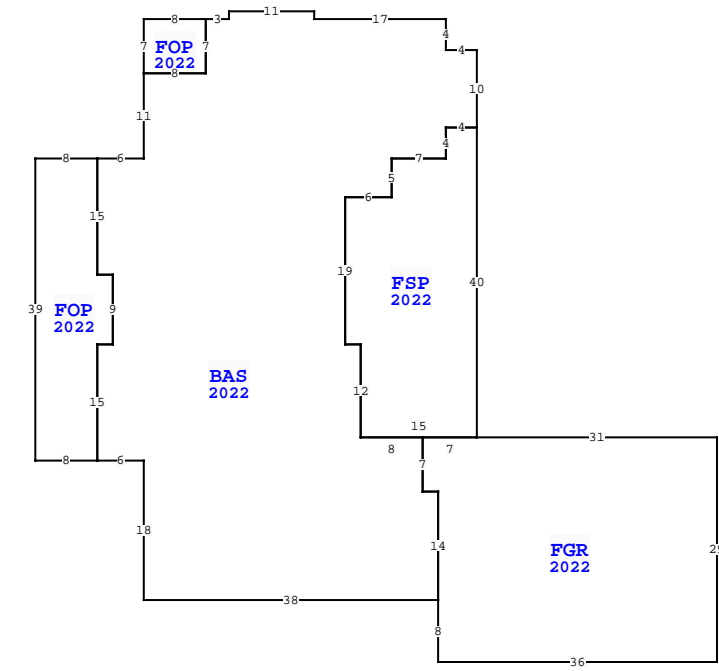




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		1	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,687	100	2,687
FGR	1,058	55	582
FOP	56	30	17
FOP	330	30	99
FSP	574	40	230
TOTALS	4,705		3,615
			635,300

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,615	117.1620	175.74	635,300	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023 Heated Area: 2687 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			660,791
TOTAL MARKET OB/XF VALUE			81,540
TOTAL LAND VALUE - MARKET			202,920
TOTAL MARKET VALUE			945,251
SOH/AGL Deduction			99,236
ASSESSED VALUE			846,015
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			796,015
TOTAL JUST VALUE			945,251
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			850,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000702	CO ISSUED	0	01/12/2022
21016083	ADDITION	37,125	11/18/2021
21005608	SWIM POOL	70,000	05/04/2021
20008667	GARAGE	61,824	09/18/2020
B200038	NEW CONSTR	397,478	01/03/2020
1909122	DEMO MH	0	10/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0759	10/23/2019	WD	Q	I	01	110,000
GRANTOR: LOMINAC FAMILY TRUST						
GRANTEE: AARON DANNY L & VAL						
0734/1855	7/26/1995	WD	U	I	01	100
GRANTOR: LOMINAC WM & DOROTHY						
GRANTEE: LOMINAC WM & DOROTHY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0911	SCRN RM A	0	100	40	31		17.50	17.50	100	2022
2	0861	POOL GUNIT	0	100	26	14	SF	85.00	85.00	100	2022
3	0600	SUMMER KIT	0	100	0	0	UT	5,000.00	5,000.00	100	2022
4	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2022
5	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2022

TOTAL OB/XF												81,540												
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	000100	C	SFR			OR	0.00	0.00	2.67	AC		1.00	1.00	0.95	80,000.00	76,000.00	202,920							

BUILDING NOTES											
BLD DATE 08/19/2009 KK LGL DATE 06/20/2023 MLU											
XF DATE											
INC DATE											
87355 ROSES BLUFF RD, YULEE											

BUILDING DIMENSIONS											
BAS=[YR=2022] W4 N4 W17 N1 W11 S1 W3 FOP=[YR=2022] W8 S7 E8 N7\$ S7 W8 S11 W6 FOP=[YR=2022] W8 S39 E8 N15 E2 N9 W2 N15\$ S15 E2 S9 W2 S15 E6 S18 E38 FGR=[YR=2022] S8 E36 N29 W31 FSP=[YR=2022] N40 W4 S4 W7 S5 W6 S19 E2 S12 E15\$ W7 S7 E2 S14\$ N14 W2 N7 W8 N12 W2 N19 E6 N5 E7 N4 E4 N10\$.											



Table with columns: ELEMENT, CD, CONSTRUCTION. Rows include: Exterior Wall, Roof Structure, Roof Cover, Interior Wall, Interior Floor, Air Condition, Heating Type, Bedrooms, Bathrooms, Frame, Stories, Units, Occupancy, Quality, DOR CODE, MAP NUM, NEIGHBORHOOD/LOC, AREA TYPE, TOTAL GROSS AREA, PCT OF BASE, TOT ADJ AREA, SUBAREA MARKET VALUE.

Table with columns: TYPE, MDL, EFF. AREA, TOT ADJ PTS, EFF. BASE RATE, REPL. COST NEW, AYB, EYB, ECON, FNCT, NORM, % COND. Includes a site diagram showing '2 GARAGE RES - 100% - 2023' with 'Heated Area: 800' and 'HX Base Yr 2023'. Diagram labels include UGR 2020 and BAS 2020.

NASSAU COUNTY PROPERTY VALUATION SUMMARY. TABLE: VALUATION BY. Rows: Tax Group: 4, Tax Dist: STANDARD, BUILDING MARKET VALUE (660,791), TOTAL MARKET OB/XF VALUE (81,540), TOTAL LAND VALUE - MARKET (202,920), TOTAL MARKET VALUE (945,251), SOH/AGL Deduction (99,236), ASSESSED VALUE (846,015), TOTAL EXEMPTION VALUE (50,000), BASE TAXABLE VALUE (796,015), TOTAL JUST VALUE (945,251), INCON VALUE (0), INCOME VALUE, PREVIOUS YEAR MKT VALUE (850,000).

Table with columns: PERMIT NUM, DESCRIPTION, AMT, ISSUED. Currently empty.

SALES DATA. TABLE: OFF RECORD. Columns: Number, DATE, TYPE INST, Q, V, RSN CD, SALE PRICE. Row: 2315/0759, 10/23/2019, WD Q, I, 01, 110,000. GRANTOR: LOMINAC FAMILY TRUST. GRANTEE: AARON DANNY L & VAL. 0734/1855, 7/26/1995, WD U, I, 01, 100. GRANTOR: LOMINAC WM & DOROTHY. GRANTEE: LOMINAC WM & DOROTHY.

EXTRA FEATURES. TABLE: L N. Columns: 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. Includes BLD DATE (08/19/2009), XF DATE, INC DATE, LGL DATE (06/20/2023), LAND DATE, AG DATE.

BUILDING NOTES. Currently empty.

BUILDING DIMENSIONS. UGR=[YR=2020] W12 BAS=[YR=2020] W20 UGR=[YR=2020] W12 S40 E12 N40\$ S40 E20 N40\$ S40 E12 N40\$.

LAND DESCRIPTION. TABLE: L N. Columns: 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.