



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	360,105
FAT	52	20	10	1,912
FOP	78	30	23	4,399
FOP	216	30	65	12,431
FOP	248	30	74	14,152
FUS	822	100	822	157,199
STR	70	10	7	1,339
TOTALS	3,369		2,884	551,536

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0861	POOL GUNIT	0	100	0	0	
3	0857	SANDSTONE/	0	100	0	0	
4	1126	CB/STC 8"	0	100	96	4	
5	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,884	127.4922	191.24	551,536	2022	2022	0	0	0.00	100.00	
1 SFR CUST - 100% - 2023												
Heated Area: 2715												
HX Base Yr 2023												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/15/2024 MLU												
28634 VIEUX CARRE, YULEE												

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
STANDARD												
VALUATION BY												
Tax Group: 4												
Tax Dist:												
BUILDING MARKET VALUE												
551,536												
TOTAL MARKET OB/XF VALUE												
55,420												
TOTAL LAND VALUE - MARKET												
100,000												
TOTAL MARKET VALUE												
706,956												
SOH/AGL Deduction												
0												
ASSESSED VALUE												
706,956												
TOTAL EXEMPTION VALUE												
HX HB												
50,000												
BASE TAXABLE VALUE												
656,956												
TOTAL JUST VALUE												
706,956												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
689,997												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105713	SWIM POOL	42,368	05/05/2021
22003178	CO ISSUED	0	02/28/2021
B2011415	NEW CONSTR	456,161	11/18/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/1415	11/15/2022	WD	U	I	11	100	
GRANTOR: MCLEAN ASHLEY L & COR							
GRANTEE: RIVERWOOD TRUST							
2357/0154	4/22/2020	WD	Q	V	01	135,000	
GRANTOR: LIGHTHOUSE POINTE DEV							
GRANTEE: MCLEAN ASHLEY L & C							

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP=[YR=2022] W13 S6 FOP=[YR=2022] W24 S5 BAS=[YR=2022] W13 S12 W8 S18 E9 S12 E13 FOP=[YR=2022] E31 N8 W31 S8 S8 N8 E33 N10 E3 N29 W13 S9 W24 N4 S4 E24 N9 S13 N6 S PTR=E20 STR=[YR=2022] E10 FUS=[YR=2022] E10 FAT=[YR=2022] E14 S3 W4 S1 W10 N4 S4 E10 N1 E4 S23 W4 S4 W5 N4 W6 S4 W5 N4 W6 S4 W5 N4 W3 N19 E10 N7 S7 W10 N7 S W20 S.												