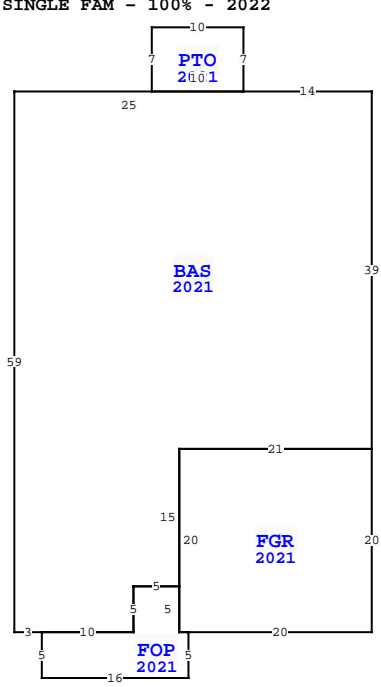




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,856	100	1,856
FGR	420	55	231
FOP	105	30	32
PTO	70	5	4
			SUBAREA MARKET VALUE
			203,047
			25,271
			3,500
			438
TOTALS	2,451		2,123
			232,257

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1			SINGLE FAM - 100%	- 2022							
				Heated Area: 1856			HX Base Yr 2022				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			232,257
TOTAL MARKET OB/XF VALUE			3,542
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			285,799
SOH/AGL Deduction			40,726
ASSESSED VALUE			245,073
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			195,073
TOTAL JUST VALUE			285,799
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010013	CO ISSUED	0	07/29/2021
20012840	NEW CONSTR	252,555	12/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/1474	7/29/2021	SW	Q	I	01	281,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ORITZ SALVADOR JR &						
2418/0579	12/17/2020	WD	Q	V	05	325,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES		86122 RAILWAY PL, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100
			L W
			UNITS
			UT
			Adj R
			ADJ UNIT PRICE
			ORIG COND
			YEAR ON
			YEAR ACTUAL
			Q
			% COND
			OB/XF MKT VALUE
			NOTES

TOTAL OB/XF												3,542												
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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

BUILDING NOTES	
BAS=[YR=2021] W14 PTO=[YR=2021] N7 W10 S7 E10\$ W25 S59 E3	
FOP=[YR=2021] S5 E16 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1	
N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.	

BUILDING DIMENSIONS	
BAS=[YR=2021] W14 PTO=[YR=2021] N7 W10 S7 E10\$ W25 S59 E3	
FOP=[YR=2021] S5 E16 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1	
N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.	