



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	202,004
FGR	435	55	239	25,384
FOP	35	30	10	1,062
FOP	140	30	42	4,460
TOTALS	2,512		2,193	232,910

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	147.00	SF	10.00		
2	0811	CONCRETE B	0	0	0	0	826.00	SF	5.20		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,193	121.7160	115.63	253,577	2006	2006	0	0	0	8.15	91.85	
1 SINGLE FAM - 0% - 2023 Heated Area: 1902 HX Base Yr													
86016 CHERRY LAUREL WAY, YULEE													

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF													
5,016													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,910	
TOTAL MARKET OB/XF VALUE		5,016	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		292,926	
SOH/AGL Deduction		0	
ASSESSED VALUE		292,926	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		292,926	
TOTAL JUST VALUE		292,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10206	MECH OTHER	0	08/01/2005
E0514970	ELEC OTHER	2,000	05/01/2005
P0509497	OTHER	0	05/01/2005
C14987	CO ISSUED	140,888	04/01/2005
R07452	REPAIR/RRF	3,500	04/01/2005
B14980	FOUNDATION	3,500	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2560/1874	5/05/2022	SW U	I	I	30
GRANTOR: ARVM 5 LLC					
GRANTEE: SUNBELT INVESTORS A					
2475/1161	6/28/2021	WD U	I	I	30
GRANTOR: RE PROPERTY HOLDINGS					
GRANTEE: ARVM 5 LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W11 FOP=[YR=2006] W20 S7 E20 N7\$ S7 W20 N7 U3 L3 W7 L3 D3 S38 FGR=[YR=2006] S25 E19 N21 W10 N4 W9\$ E9 S4 E10 S8 E9 FOP=[YR=2006] S5 E7 N5 W7\$ E16 N50\$.											