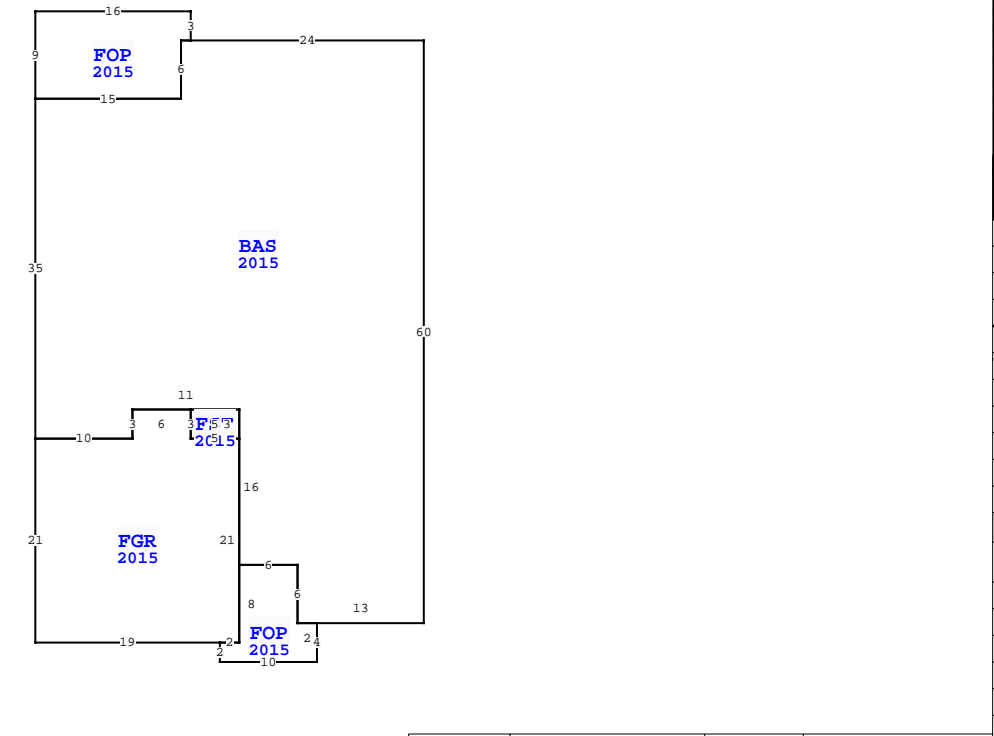




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,165	131.6336	125.05	270,733	2015	2015	0	0	0	96.35



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4071.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	221,935
FGR	459	55	252	30,363
FOP	72	30	22	2,651
FOP	138	30	41	4,940
FST	15	55	8	964
TOTALS	2,526		2,165	260,851

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			260,851
TOTAL MARKET OB/XF VALUE			6,000
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			316,851
SOH/AGL Deduction			115,655
ASSESSED VALUE			201,196
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			151,196
TOTAL JUST VALUE			316,851
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530073	CO ISSUED	0	08/27/2015
B1530073	NEW CONSTR	231,991	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2007/0884	10/01/2015	WD Q	Q	I	02	199,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ELLIOTT RANDY S JR						
1666/0616	1/28/2010	WD U	V		30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2015	2015	3	95	2,490	
2	0810	CONCRETE A	0	100	9	3		6.50	6.50	100	2015	2015	3	95	167	
3	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2015	2015	3	89	267	
4	0471	VINYL FNC	0	100	0	0		32.00	32.00	100	2015	2015	3	89	3,076	

86010 MONTECARLO CT, YULEE												BLD DATE	05/17/2022	NW	LGL DATE	
												XF DATE			LAND DATE	
												INC DATE			AG DATE	
												TOTAL OB/XF				6,000

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2015] W24 FOP=[YR=2015] N3 W16 S9 E15 N6 E1\$ W1 S6 W15 S35 FGR=[YR=2015] S21 E19 FOP=[YR=2015] S2 E10 N4 W2 N6 W6 S8 W2\$ E2 N21 FST=[YR=2015] N3 W5 S3 E5\$ W5 N3 W6 S3 W10\$ E10 N3 E11 S16 E6 S6 E13 N60\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							