



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	196,943
FGR	458	55	252	31,332
FOP	100	30	30	3,730
FSP	88	40	35	4,351
FUS	300	100	300	37,300

TOTALS	2,530		2,201	273,656
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	533.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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	100		PUD	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	2,201	133.5495	126.87	279,241	2018	2018	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2021													
Heated Area: 1884													
HX Base Yr													
The floor plan diagram illustrates a building layout with four distinct areas labeled in blue text: FSP 2018, BAS 2018, FGR 2018, and FUS 2018. The areas are defined by black lines representing walls and dimensions. FSP 2018 is a small rectangular area at the top left. BAS 2018 is a large rectangular area in the center. FGR 2018 is a rectangular area at the bottom left, with a smaller rectangular extension labeled FOP 2018 attached to its right side. FUS 2018 is a rectangular area on the right side of the plan. Dimensions are provided for various segments of the walls, such as 11, 4, 25, 38, 51, 22, 20, 7, 15, 5, 2, 11, 10, 6, 15, 8, 3, 6, 3, 6, 7, 12, 25, and 12.													

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86153 PRESERVE PL, YULEE													
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,656	
TOTAL MARKET OB/XF VALUE		8,335	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		331,991	
SOH/AGL Deduction		14,634	
ASSESSED VALUE		317,357	
TOTAL EXEMPTION VALUE		13	317,357
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		331,991	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003228	CO ISSUED	0	03/29/2018
17009494	NEW CONSTR	259,519	10/26/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/0023	11/05/2020	WD	Q	I	01	279,000
GRANTOR: SLAMA MATTHEW R & KAT						
GRANTEE: WILES BENJAMIN & MO						
2187/1872	3/30/2018	WD	Q	I	02	240,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SLAMA MATTHEW R & K						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W25 FSP=[YR=2018] N4 W11 S8 E11 N4\$ S4 W11 S38 FGR=[YR=2018] S22 E20 N7 FOP=[YR=2018] E15 N6 W10 N2 W5 S8\$ N15 W6 N3 W6 S3 W8\$ E8 N3 E6 S3 E6 S7 E5 S2 E11 N51\$ PTR=[YR=2018] E30 FUS=[YR=2018] E12 S25 W12 N25\$ W30\$.									