

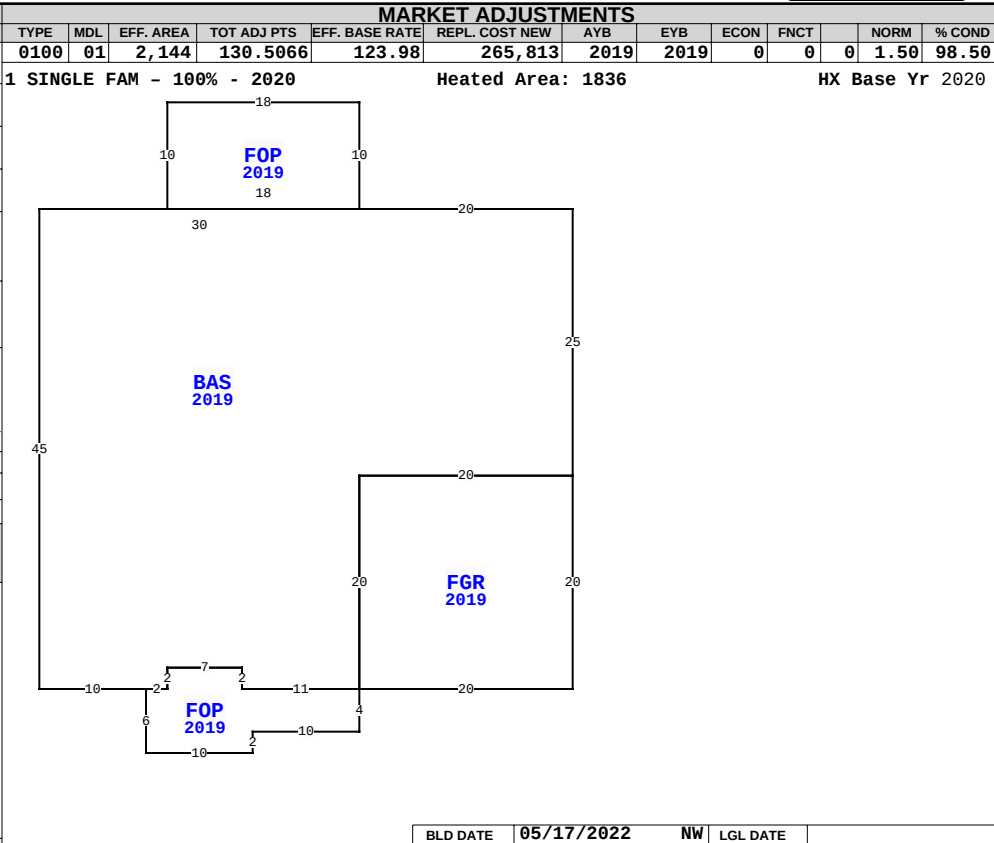


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 4071.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	224,213
FGR	400	55	220	26,867
FOP	114	30	34	4,152
FOP	180	30	54	6,595
TOTALS	2,530		2,144	261,826

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
1	0810	CONCRETE A	0 100	0	0	654.00	SF	6.50	6.50	100	2019	2019	3	98



86643 SERENITY LAKE CT, YULEE														
TOTAL OB/XF 4,166														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					261,826				
TOTAL MARKET OB/XF VALUE					4,166				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					315,992				
SOH/AGL Deduction					87,449				
ASSESSED VALUE					228,543				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					178,543				
TOTAL JUST VALUE					315,992				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					293,336				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007483	CO ISSUED	0	07/12/2019
B1903313	NEW CONSTR	251,441	04/03/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2297/1250	8/09/2019	WD	Q	I	02	237,500			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: GEST KARIN									
2269/1246	4/18/2019	WD	U	V	30	48,000			
GRANTOR: SEMANIK EQUITY DEVELO									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18\$ W30 S45 E10 FOP=[YR=2019] S6 E10 N2 E10 N4 W11 N2 W7 S2 W2\$ E2 N2 E7 S2 E11 FGR=[YR=2019] E20 N20 W20 S20\$ N20 E20 N25\$.									

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00