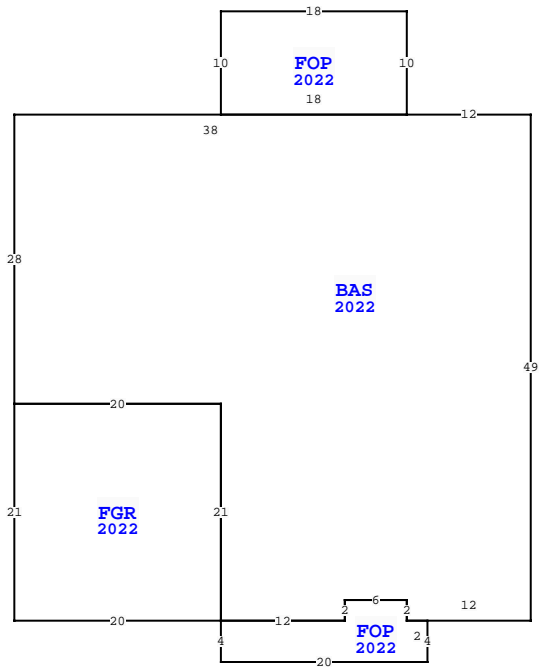


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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
BAS	2,018	100	2,018
FGR	420	55	231
FOP	92	30	28
FOP	180	30	54
TOTALS	2,710		2,331
			270,536

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2024									Heated Area: 2018	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			270,536
TOTAL MARKET OB/XF VALUE			3,965
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			324,501
SOH/AGL Deduction			0
ASSESSED VALUE			324,501
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			324,501
TOTAL JUST VALUE			324,501
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000147	CO ISSUED	0	01/05/2023
22007736	NEW CONSTR	334,618	05/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0809	2/17/2023	WD Q	Q	I	01	397,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SCHULTZ ANNE C
2547/0153 3/14/2022 WD U V 30 75,000
GRANTOR: SEMANIK EQUITY DEVELO
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	0810	CONCRETE A	0	0	0	610.00	SF	6.50	6.50	100	2022	2022	3	100	3,965	

86472 MELODY LN, YULEE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W12 FOP=[YR=2022] N10 W18 S10 E18\$ W38 S28	
FGR=[YR=2022] S21 E20 FOP=[YR=2022] S4 E20 N4 W2 N2 W6 S2	
W12\$ N21 W20\$ E20 S21 E12 N2 E6 S2 E12 N49\$.	

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	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							