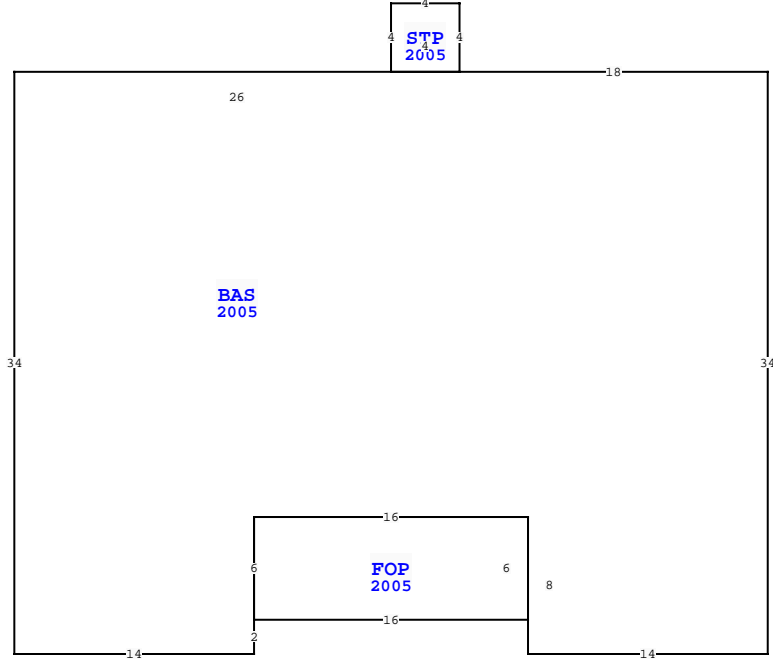


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	141,544
FOP	96	30	29	3,000
STP	16	10	2	207
TOTALS	1,480		1,399	144,752

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,399	119.0280	113.08	158,199	2005	2005	0	0	8.50	91.50	
1 SINGLE FAM - 100% - 0 Heated Area: 1368 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	156,828		
TOTAL MARKET OB/XF VALUE	4,425		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	241,253		
SOH/AGL Deduction	124,721		
ASSESSED VALUE	116,532		
TOTAL EXEMPTION VALUE	HX HB DX WX SX	110,000	
BASE TAXABLE VALUE	6,532		
TOTAL JUST VALUE	241,253		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	235,036		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B200179	GARAGE 24X30	38,640	01/03/2020
B1632437	CARPORT	8,928	06/01/2016
M09611	OTHER	0	04/01/2005
P09136	OTHER	0	03/01/2005
B14556	NEW CONSTR	100,644	02/01/2005
E14424	ELEC OTHER	2,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0983	8/12/2022	QC	U	I	11	100
GRANTOR: JOHNSON WILMA L						
GRANTEE: COLE RHONDA LOUISE						
0685/0079	7/19/1993	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: JOHNSON RON & WILMA						

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	100	2005	2005	3	86	2,057	
2	0351	CARPORT MT	0	100	20	20			8.00	100	2016	2016	3	74	2,368	

TOTAL OB/XF													4,425
85263 TERRY RD, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

BUILDING NOTES

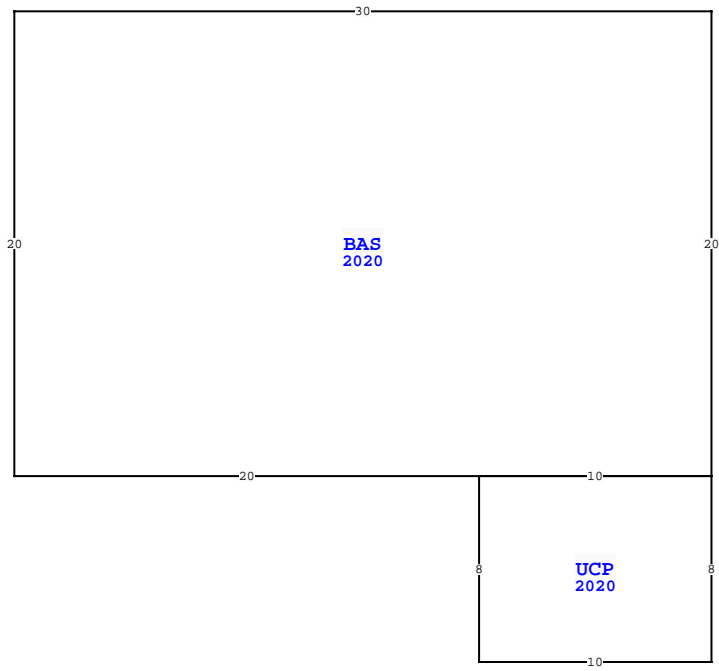
BUILDING DIMENSIONS
BAS=[YR=2005] W18 STP=[YR=2005] N4 W4 S4 E4\$ W26 S34 E14 N2 FOP=[YR=2005] E16 N6 W16 S6\$ N6 E16 S8 E14 N34\$.

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	600	100	600
UCP	80	20	16
			SUBAREA MARKET VALUE
			11,762
			313
TOTALS	680		616
			12,076

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 0			Heated Area: 600			HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			156,828
TOTAL MARKET OB/XF VALUE			4,425
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			241,253
SOH/AGL Deduction			124,721
ASSESSED VALUE			116,532
TOTAL EXEMPTION VALUE	HX HB DX WX SX		110,000
BASE TAXABLE VALUE			6,532
TOTAL JUST VALUE			241,253
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07227	REPAIR/RRF	3,000	02/01/2005
95-01626	REMODEL	2,040	02/01/1995
94-319	MH MOVE-ON	18,500	01/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0983	8/12/2022	QC	U	I	11	100
GRANTOR: JOHNSON WILMA L						
GRANTEE: COLE RHONDA LOUISE						
0685/0079	7/19/1993	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: JOHNSON RON & WILMA						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W30 S20 E20 UCP=[YR=2020] S8 E10 N8 W10\$ E10 N20\$.

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	