

BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY				
Location	EXTERIOR	EXTERIOR 100	01	11500		1,512			2023	2023	0	0	0		STANDARD				
View	COMMERCIAL	COMMERCIAL 100	2 CONDO - 0% - 2024											Tax Group: 4 Tax Dist:					
Desirability	OFFICE	OFFICE 100												BUILDING MARKET VALUE 391,608					
Parking	OPEN	OPEN 100												TOTAL MARKET OB/XF VALUE 0					
														TOTAL LAND VALUE - MARKET 0					
														TOTAL MARKET VALUE 391,608					
														SOH/AGL Deduction 0					
														ASSESSED VALUE 391,608					
														TOTAL EXEMPTION VALUE 0					
														BASE TAXABLE VALUE 391,608					
														TOTAL JUST VALUE 391,608					
														NCON VALUE 0					
														INCOME VALUE					
														PREVIOUS YEAR MKT VALUE 45,000					
Quality	03	Quality Level 03																	
DOR CODE	0490	LAND CONDO																	
MAP NUM		MKT AREA	04																
NEIGHBORHOOD/LOC	4086.00																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															
TOTALS	1,512		1,512																

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018437	NEW CONSTR-BUILD	271,770	12/15/2022
220012904	NEW CONSTR-SHELL	821,700	08/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/1261	5/15/2023	SW	Q	I	01	444,200

GRANTOR: SS NASSAU LLC
GRANTEE: SBC FINANCIAL LLC

EXTRA FEATURES														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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			
57 HOMEGROWN WAY 301, YULEE																			

BUILDING NOTES													
BUILDING DIMENSIONS													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								