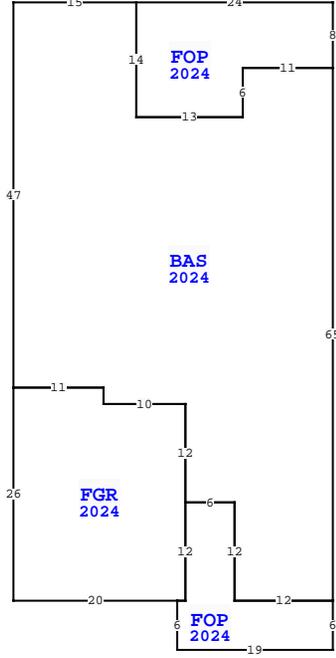


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Interior Floo	01	NONE	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,979	100	1,979
FGR	526	55	289
FOP	186	30	56
FOP	270	30	81
TOTALS	2,961		2,405
			379,461

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,405	126.2240	157.78	379,461	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024										Heated Area: 1979	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			379,461
TOTAL MARKET OB/XF VALUE			8,104
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			462,565
SOH/AGL Deduction			0
ASSESSED VALUE			462,565
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			462,565
TOTAL JUST VALUE			462,565
NCON VALUE			387,565
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008918	CO ISSUED		07/12/2023
22017897	NEW CONSTR	380,425	12/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1589	7/26/2023	SW	Q	I	01	516,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: KNIPPEL JOHN & BEVE

EXTRA FEATURES		477 CONTINUUM LOOP, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 0 0 0
2	0462	ST/AL FNC	1 0 0 0
3	0463	FENCE GATE	1 0 0 0

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	0	0	670.00	UT	5.20	5.20	100	2024	2023		100	3,484	
2	0462	ST/AL FNC	1	0	0	432.00	SF	10.00	10.00	100	2024	2023		100	4,320	
3	0463	FENCE GATE	1	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=140,0] W11 S6 W13 N14 W15 S47 E11 S2 E10 S12 E6 S12 E12 N65 \$	
FOP=[YR=2024;ORIG=116,-8] E24 S8 W11 S6 W13 N14 \$	
FGR=[YR=2024;ORIG=101,39] E11 S2 E10 S12 S12 W1 W20 N26 \$	
FOP=[YR=2024;ORIG=122,53] E6 S12 E12 S6 W19 N6 E1 N12 \$	

LAND DESCRIPTION		TOTAL OB/XF										8,104												
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	000134	C	SFR POND	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							