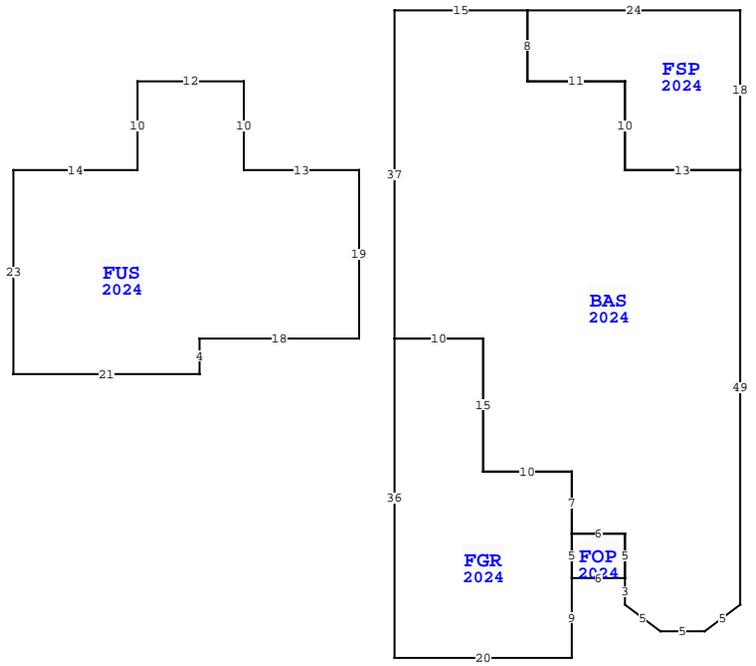


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,217	115.7452	144.68	465,436	2023	2023	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2024													
Heated Area: 2765 HX Base Yr 2024													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			465,436
TOTAL MARKET OB/XF VALUE			6,140
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			546,576
SOH/AGL Deduction			184,902
ASSESSED VALUE			361,674
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			311,674
TOTAL JUST VALUE			546,576
NCON VALUE			471,576
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003855	CO ISSUED	515,579	12/21/2023
230007625	NEW SFR	515,579	06/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/191	12/22/2023	SW	Q	I	01	601,200

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

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	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	263,318
FGR	570	55	314	45,430
FOP	30	30	9	1,302
FSP	322	40	129	18,664
FUS	945	100	945	136,723
TOTALS	3,687		3,217	465,436

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	0855	CONC PAVR	0	100	0	614.00	SF	10.00	10.00	100	2024	2023		100	6,140	

TOTAL OB/XF														6,140			
403 CONTINUUM LOOP, YULEE																	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=180,0] S37 E10 S15 E10 S7 E6 S5 S3 D3R4 E5 U3R4 N49 W13 N10 W11 N8 W15 \$													
FUS=[YR=2024;ORIG=176,37] W18 S4 W21 N23 E14 N10 E12 S10 E13 S19 \$													
FGR=[YR=2024;ORIG=180,37] S36 E20 N9 N5 N7 W10 N15 W10 \$													
FSP=[YR=2024;ORIG=219,0] S18 W13 N10 W11 N8 E24 \$													
FOP=[YR=2024;ORIG=200,59] E6 S5 W6 N5 \$													

LAND DESCRIPTION														TOTAL OB/XF				6,140						
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
1	000134	C	SFR POND	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							