



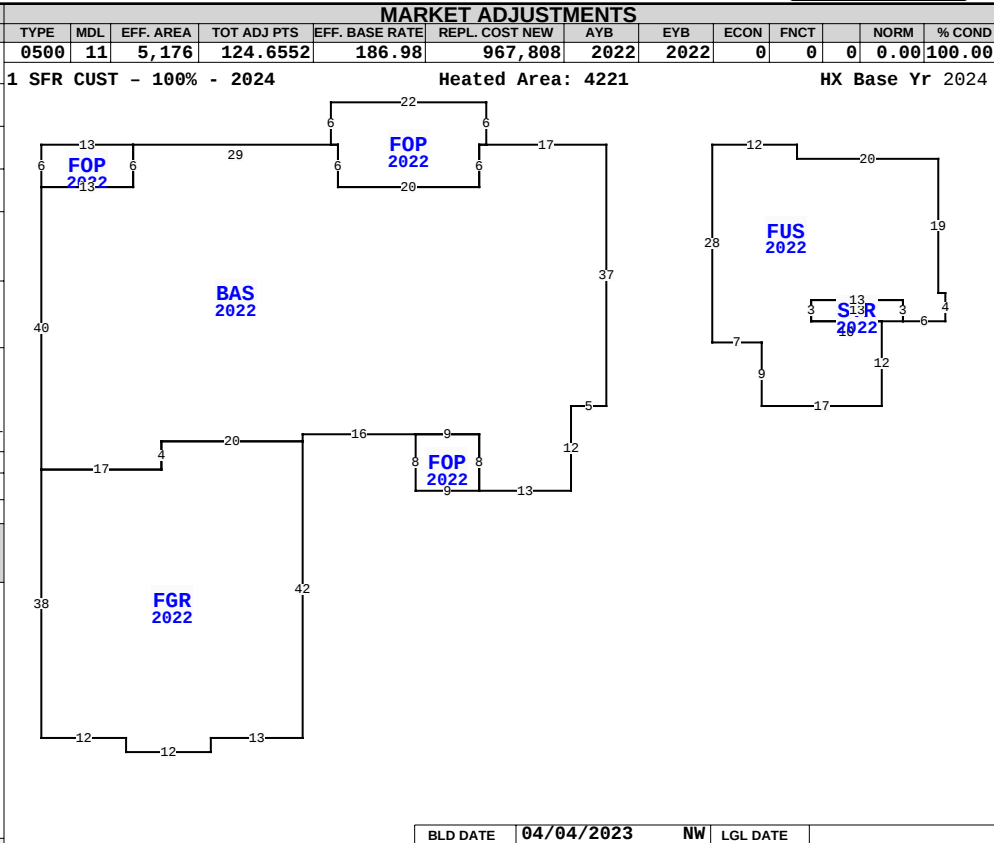
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality			01	Quality Level 01
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA
				04
NEIGHBORHOOD/LOC			4028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,271	100	3,271	611,612
FGR	1,510	55	830	155,193
FOP	72	30	22	4,114
FOP	78	30	23	4,301
FOP	252	30	76	14,210
FUS	950	100	950	177,631
STR	39	10	4	748
TOTALS	6,172		5,176	967,808

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0861	POOL GUNIT	0 100	0	0	507.00	SF	85.00	85.00
3	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0855	CONC PAVER	0 100	0	0	1,654.00	SF	10.00	10.00
5	0812	CONCRETE C	0 100	0	0	2,520.00	SF	4.00	4.00
6	0810	CONCRETE A	0 100	0	0	300.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00



96022 SOUTHERN PRIDE CT, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000		
507.00	SF	85.00	85.00	100	2022	2022	3	98	42,233		
1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940		
1,654.00	SF	10.00	10.00	100	2022	2022	3	100	16,540		
2,520.00	SF	4.00	4.00	100	2022	2022	3	100	10,080		
300.00	SF	6.50	6.50	100	2022	2022	3	100	1,950		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 4	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				967,808	
TOTAL MARKET OB/XF VALUE				74,743	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				1,157,551	
SOH/AGL Deduction				0	
ASSESSED VALUE				1,157,551	
TOTAL EXEMPTION VALUE				HX HB	50,000
BASE TAXABLE VALUE				1,107,551	
TOTAL JUST VALUE				1,157,551	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				891,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113106	SWIM POOL	65,000	09/27/2021
B2102689	NEW CONSTR	607,885	03/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1972	11/13/2020	WD	Q	V	01	107,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: KURZEJA MICHAEL JOH						
1852/0831	4/18/2013	WD	U	V	12	90,200
GRANTOR: AMERIS BANK						
GRANTEE: CAPITAL CONSULTANTS						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022] W17 FOP=[YR=2022] N6 W22 S6 E1 S6 E20 N6 E1\$ W1 S6 W20 N6 W29 FOP=[YR=2022] W13 S6 E13 N6\$ S6 W13 S40 FGR=[YR=2022] S38 E12 S2 E12 N2 E13 N42 W20 S4 W17\$ E17 N4 E20 N1 E16 FOP=[YR=2022] S8 E9 N8 W9 \$ E9 S8 E13 N12 E5 N37\$ PTR= E15 FUS=[YR=2022] E12 S2 E20 S19 E1 S4 W6 STR=[YR=2022] W13 N3 E13 S3\$ N3 W13 S3 E10 S12 W17 N9 W7 N28\$ W15\$.									