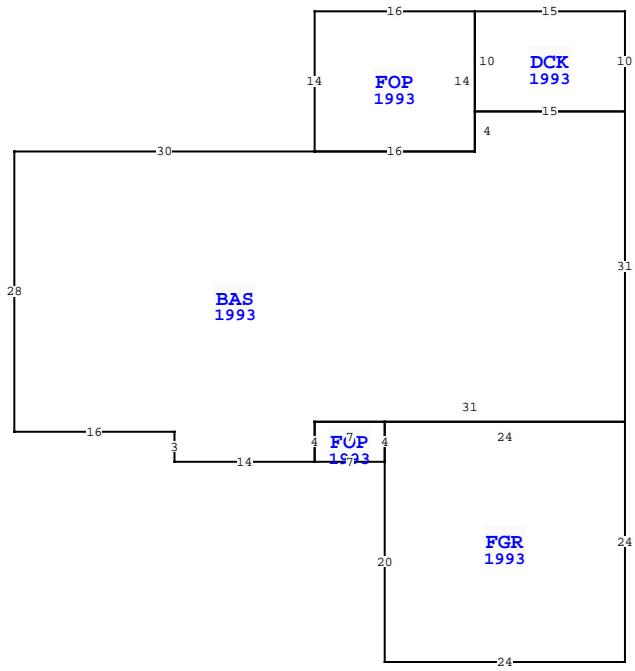


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	80
Exterior Wall	12	CEDAR	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	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	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4029.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,779	100	1,779
DCK	150	10	15
FGR	576	55	317
FOP	28	30	8
FOP	224	30	67
TOTALS	2,757		2,186
			207,110

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,186	98.6400	123.30	269,534	1989	1989	0	0	0	23.16	76.84
1 SNGL FAM - 100% - 2015												
Heated Area: 1779												
HX Base Yr 2015												



NASSAU COUNTY PROPERTY				PAGE 1 of 2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	215,519			
TOTAL MARKET OB/XF VALUE	37,186			
TOTAL LAND VALUE - MARKET	80,000			
TOTAL MARKET VALUE	332,705			
SOH/AGL Deduction	154,838			
ASSESSED VALUE	177,867			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	127,867			
TOTAL JUST VALUE	332,705			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	325,949			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007071	SWIM POOL	15,000	04/01/2000
006735	CHNGE SRVC	0	03/01/2000
973667	GARAGE	14,700	03/01/1997
3407	NEW CONSTR	0	02/16/1989
5481	NEW CONSTR	55,354	01/30/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1898/1684	1/21/2014	SW	Q	I	01	180,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BEARD JANET K & DON						
1892/0156	11/14/2013	SW	U	I	12	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL HOME LOAN M						

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	0810	CONCRETE A	0	100	0	0		648.00	6.50	100	1989	1989	3	57	2,401	
2	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00	100	1989	1989	3	66	2,310	
3	0811	CONCRETE B	0	100	0	0		996.00	5.20	100	1992	1992	3	64	3,315	
4	0861	POOL GUNIT	0	100	40	18		720.00	85.00	100	2000	2000	3	25	15,300	
5	0845	KOOL DECK	0	100	0	0		1,573.00	7.25	100	2000	2000	3	79	9,009	
6	0812	CONCRETE C	0	100	45	35		1,575.00	4.00	100	1999	1999	3	77	4,851	

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	000115	C	SFR ACRES	100	0008	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4029.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	525	100
TOTALS	525	525

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% - 2015 Heated Area: 525 HX Base Yr 2015																									
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 21 25 25 21 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 1997</p> </div> </div>																									
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>06/21/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	06/21/2023	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																							
XF DATE		LAND DATE	06/21/2023																						
INC DATE		AG DATE	MLU																						
96051 GLENWOOD RD, YULEE																									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY STANDARD			
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		215,519	
TOTAL MARKET OB/XF VALUE		37,186	
TOTAL LAND VALUE - MARKET		80,000	
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BASE TAXABLE VALUE		127,867	
TOTAL JUST VALUE		332,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,949	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1898/1684	1/21/2014	SW Q	I 01
GRANTOR: FEDERAL HOME LOAN MOR			
GRANTEE: BEARD JANET K & DON			
1892/0156	11/14/2013	SW U	I 12
GRANTOR: NATIONSTAR MORTGAGE L			
GRANTEE: FEDERAL HOME LOAN M			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1997] W21 S25 E21 N25\$.			

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
TOTAL OB/XF 0														

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	