



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2022	1,856	213,739
FGR	420	55	2022	231	26,602
FOP	110	30	2022	33	3,800
PTO	70	5	2022	4	461
TOTALS	2,456			2,124	244,603

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	684.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,124	115.7380	115.74	245,832	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 0% - 2025 Heated Area: 1856 HX Base Yr											
75186 NASSAU STATION WAY, YULEE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,603	
TOTAL MARKET OB/XF VALUE		3,521	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		298,124	
SOH/AGL Deduction		0	
ASSESSED VALUE		298,124	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		298,124	
TOTAL JUST VALUE		298,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002039	CO ISSUED	0	02/07/2022
21002517	NEW CONSTR	269,188	07/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2744/1579	10/16/2024	WD	Q	I	01
GRANTOR: KOGAN YEVGENIY					
GRANTEE: RM2 SFR A LP					
2537/0291	2/07/2022	WD	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: KOGAN YEVGENIY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W15 PT0=[YR=2022] N7 W10 S7 E10\$ W24 S59 E3 FOP=[YR=2022] S5 E17 N5 FGR=[YR=2022] E19 N20 W21 S20 E2\$ W2 N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		