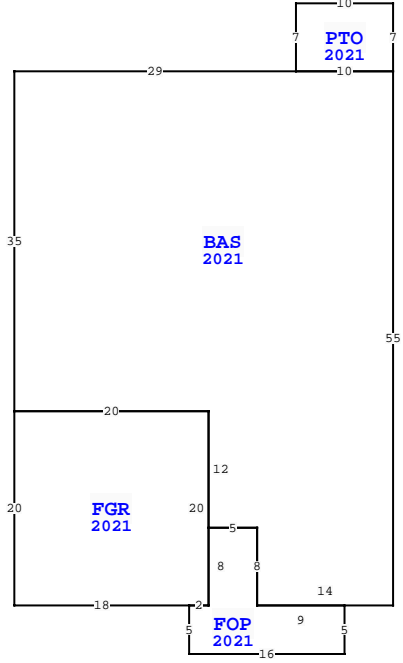




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	70	
Interior Floor	14		CARPET	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
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	1,705	100	2021	1,705	197,018
FGR	400	55	2021	220	25,421
FOP	120	30	2021	36	4,160
PTO	70	5	2021	4	462
TOTALS	2,295			1,965	227,061

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,965	116.7180	116.72	229,355	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022										Heated Area: 1705	
										HX Base Yr 2022	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			227,061
TOTAL MARKET OB/XF VALUE			3,439
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			280,500
SOH/AGL Deduction			41,770
ASSESSED VALUE			238,730
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			188,008
TOTAL JUST VALUE			280,500
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004392	NEW CONSTR	234,598	04/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/1275	9/30/2021	SW	Q	I	01	301,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SULLIVAN MATTHEW E						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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	0811	CONCRETE B	0	100	0	668.00	SF	5.20	5.20	100	2021	2021	3	99	3,439	

BLD DATE	03/29/2022	NW	LGL DATE	03/12/2024	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	
75087 NASSAU STATION WAY, YULEE	

BUILDING DIMENSIONS	
PTO=[YR=2021] W10 S7 BAS=[YR=2021] W29 S35 FGR=[YR=2021] S20 E18 FOP=[YR=2021] S5 E16 N5 W9 N8 W5 S8 W2\$ E2 N20 W20\$ E20 S12 E5 S8 E14 N55 W10\$ E10 N7\$.	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							