



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
BAS	1,856	100
FGR	420	55
FOP	110	30
PTO	70	5
TOTALS	2,456	

MARKET ADJUSTMENTS													
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	0.50	99.50	
1 SINGLE FAM - 100% - 2024 Heated Area: 1856 HX Base Yr 2024													
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	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0	100	0	0		5.20	100	2022	2022	3	99
75060 TRESTLE CT, YULEE													
TOTAL OB/XF 3,768													

LAND DESCRIPTION													
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00
REVIEW DATE 05/26/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000													

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						244,603						
TOTAL MARKET OB/XF VALUE						3,768						
TOTAL LAND VALUE - MARKET						50,000						
TOTAL MARKET VALUE						298,371						
SOH/AGL Deduction						2,698						
ASSESSED VALUE						295,673						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						244,951						
TOTAL JUST VALUE						298,371						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						287,340						
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
22005058				CO ISSUED				0			03/09/2022	
21005058				NEW CONSTR				269,188			08/01/2021	
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE			
2546/1786		3/11/2022		SW	Q	I	01	335,000				
GRANTOR: D R HORTON INC-JACKSO												
GRANTEE: RIZZETTO MARTIN GIO												
2485/0896		8/05/2021		WD	Q	V	05	960,000				
GRANTOR: PATRIOT RIDGE LLP												
GRANTEE: D R HORTON INC-JACK												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2022] W14 PT0=[YR=2022] N7 W10 S7 E10\$ W25 S39												
FGR=[YR=2022] S20 E19 FOP=[YR=2022] S5 E17 N5 W10 N5 W5 S5												
W2\$ E2 N20 W21\$ E21 S15 E5 S5 E13 N59\$.												