LOT 76
NASSAU STATION OR 2425/1321

**HUDSON SFR PROPERTY HOLDINGS III LLC**
2711 N HASKELL AVE SUITE 2100
DALLAS, TX 75204

**2025**

**08-2N-27-0215-0076-0000**

## BUILDING CHARACTERISTICS

| 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 Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 03 | Quality Level 03 |

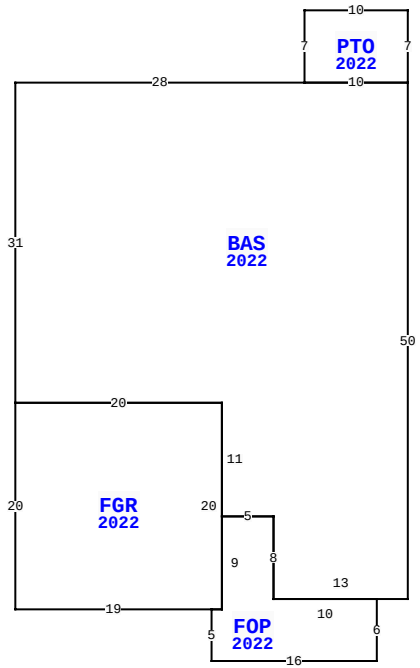
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4093.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,480 | 100 | 2022 | 1,480 | 176,859 |
| FGR | 400 | 55 | 2022 | 220 | 26,290 |
| FOP | 135 | 30 | 2022 | 40 | 4,780 |
| PTO | 70 | 5 | 2022 | 4 | 478 |
| TOTALS | 2,085 | | | 1,744 | 208,407 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,744 | 120.1000 | 120.10 | 209,454 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1480 HX Base Yr




75019 TRESTLE CT, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 208,407 |
| TOTAL MARKET OB/XF VALUE | 3,707 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 262,114 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 262,114 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 262,114 |
| TOTAL JUST VALUE | 262,114 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 252,734 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22005169 | CO ISSUED | 0 | 03/02/2022 |
| 21005169 | NEW CONSTR | 219,947 | 08/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2544/0227 | 3/03/2022 | SW | Q | I | 01 | 314,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: HUDSON SFR PROPERTY | | | | | | |
| 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

PTO=[YR=2022] W10 S7 BAS=[YR=2022] W28 S31 FGR=[YR=2022] S20 E19 FOP=[YR=2022] S5 E16 N6 W10 N8 W5 S9 W1$ E1 N20 W20 $ E20 S11 E5 S8 E13 N50 W10$ E10 N7$.

## EXTRA FEATURES

| LN | 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 | 0 | 0 | 0 | 720.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 99 | 3,707 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,707

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/26/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS