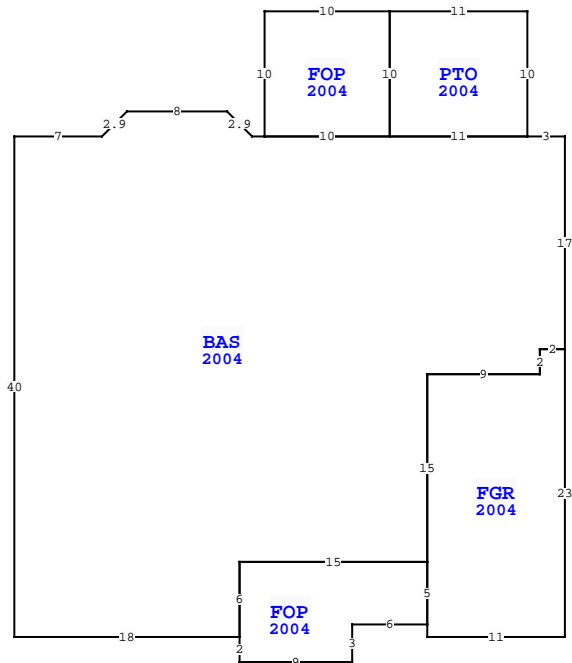


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LVT/LAMNT	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,455	100	2004
FGR	235	55	2004
FOP	100	30	2004
FOP	102	30	2004
PTO	110	5	2004
TOTALS	2,002		
		1,651	173,805

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,651	116.9700	116.97	193,117	2004	2004	0	0	10.00	90.00
1 SINGLE FAM - 100% - 2012 Heated Area: 1455 HX Base Yr 2012											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			173,805
TOTAL MARKET OB/XF VALUE			27,550
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			251,355
SOH/AGL Deduction			110,107
ASSESSED VALUE			141,248
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			90,526
TOTAL JUST VALUE			251,355
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429308	SWIM POOL	18,000	09/01/2014
B0412222	NEW CONSTR	102,039	01/01/2004
R045783	REPAIR/RRF	2,000	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/289	7/16/2025	QC	U	I	11	100
GRANTOR: THERRIAULT LISA B						
GRANTEE: THERRIAULT TROY						
1735/1114	4/15/2011	WD	U	I	11	118,000
GRANTOR: FANNIE MAE						
GRANTEE: THERRIAULT LISA B						

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	584.00	SF	5.20	5.20	100	2004	2004	3	83	2,521	
2	0861	POOL GUNIT	0	100	0	336.00	SF	85.00	85.00	100	2015	2015	3	75	21,420	
3	0845	KOOL DECK	0	100	0	524.00	SF	7.25	7.25	100	2015	2015	3	95	3,609	

86050 ALISON CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES									
BAS=[YR=2004;ORIG=0,0] W3 W11 W10 W1 U2L2 W8 D2L2 W7 S40 E18 N6 E15 N15 E9 N2 E2 N17 \$									
FGR=[YR=2004;ORIG=-11,39] S1 E11 N23 W2 S2 W9 S15 S5 \$									
PTO=[YR=2004;ORIG=-3,0] N10 W11 S10 E11 \$									
FOP=[YR=2004;ORIG=-26,40] S2 E9 N3 E6 N5 W15 S6 \$									
FOP=[YR=2004;ORIG=-14,-10] W10 S10 E10 N10 \$									

BUILDING DIMENSIONS									
BAS=[YR=2004;ORIG=0,0] W3 W11 W10 W1 U2L2 W8 D2L2 W7 S40 E18 N6 E15 N15 E9 N2 E2 N17 \$									
FGR=[YR=2004;ORIG=-11,39] S1 E11 N23 W2 S2 W9 S15 S5 \$									
PTO=[YR=2004;ORIG=-3,0] N10 W11 S10 E11 \$									
FOP=[YR=2004;ORIG=-26,40] S2 E9 N3 E6 N5 W15 S6 \$									
FOP=[YR=2004;ORIG=-14,-10] W10 S10 E10 N10 \$									

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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							