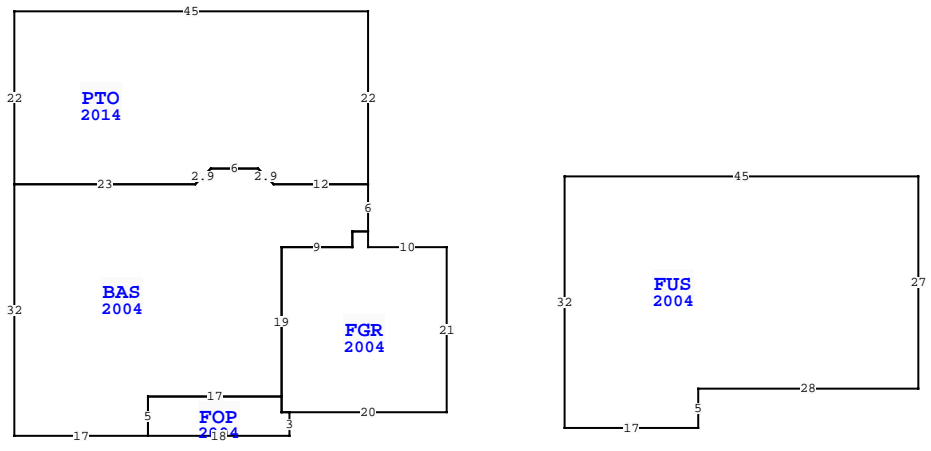


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	1,103	100	2004
FGR	445	55	2004
FOP	88	30	2004
FUS	1,300	100	2004
PTO	974	5	2014
TOTALS	3,910		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2024									Heated Area: 2403	HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			269,258
TOTAL MARKET OB/XF VALUE			3,621
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			322,879
SOH/AGL Deduction			0
ASSESSED VALUE			322,879
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			322,879
TOTAL JUST VALUE			322,879
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,890
MISC ALUMN STRG = NV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428450	PATIO SLAB	1,950	03/01/2014
B1428349	SHED	12,113	02/01/2014
B0311988	NEW CONSTR	168,059	11/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/932	9/07/2023	WD	Q	I	01	339,500
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: YAMASA CO LTD						
2659/1177	8/07/2023	WD	Q	I	01	327,200
GRANTOR: SELLERS DAVID M & EME						
GRANTEE: OPENDOOR PROPERTY T						

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	0	0	839.00	SF	5.20	5.20	100	2004	2004	3	83	3,621	

86030 ALISON CT, YULEE

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

BUILDING NOTES													
BUILDING DIMENSIONS													
FUS=[YR=2004;ORIG=25,31] N32 E45 S27 W28 S5 W17 \$													
BAS=[YR=2004;ORIG=0,0] W12 U2L2 W6 D2L2 W23 S32 E17 N5 E17													
N19 E9 N2 E2 N6 \$													
PTO=[YR=2014;ORIG=0,0] N22 W45 S22 E23 U2R2 E6 D2R2 E12 \$													
FGR=[YR=2004;ORIG=-10,29] E20 N21 W10 N2 W2 S2 W9 S19 S2 E1 \$													
FOP=[YR=2004;ORIG=-28,32] E18 N3 W1 N2 W17 S5 \$													

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							