



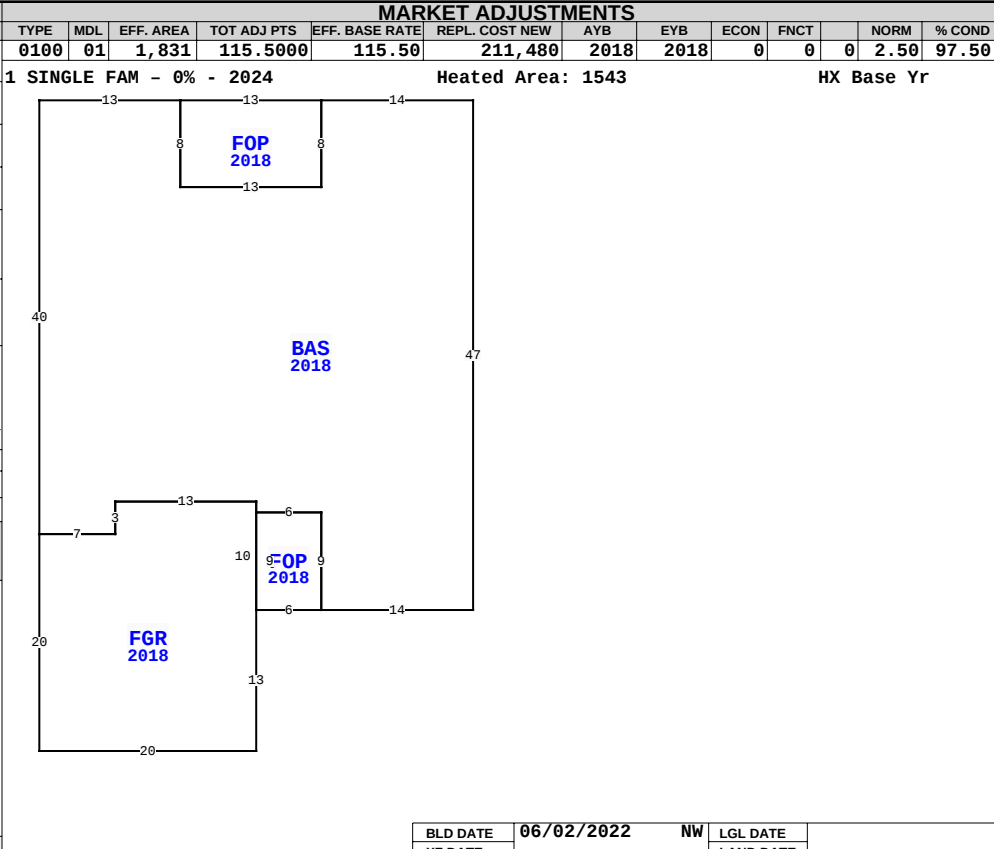
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 4073.100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	2018	1,543	173,762
FGR	439	55	2018	241	27,140
FOP	54	30	2018	16	1,802
FOP	104	30	2018	31	3,491
TOTALS	2,140			1,831	206,193

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	674.00	SF	5.20	
2	0462	ST/AL FNC	0	0	0	672.00	SF	10.00	
3	0476	VF 6 SBPL	0	0	0	14.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00



77028 HARDWOOD CT, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
9,457									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					206,193				
TOTAL MARKET OB/XF VALUE					9,457				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					265,650				
SOH/AGL Deduction					0				
ASSESSED VALUE					265,650				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					265,650				
TOTAL JUST VALUE					265,650				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					256,546				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007926	CO ISSUED	0	08/03/2018
18004406	NEW CONSTR	202,328	05/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2653/610	7/11/2023	SW	U	I	11	100	
GRANTOR: SFR JV-2 PROPERTY LLC							
GRANTEE: SFR JV-2 2023-1 BOR							
2572/0894	6/22/2022	WD	Q	I	01	361,100	
GRANTOR: HUSSEY RYAN							
GRANTEE: SFR JV-2 PROPERTY L							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FOP=[YR=2018] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2018] S20 E20 N13 FOP=[YR=2018] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.									