



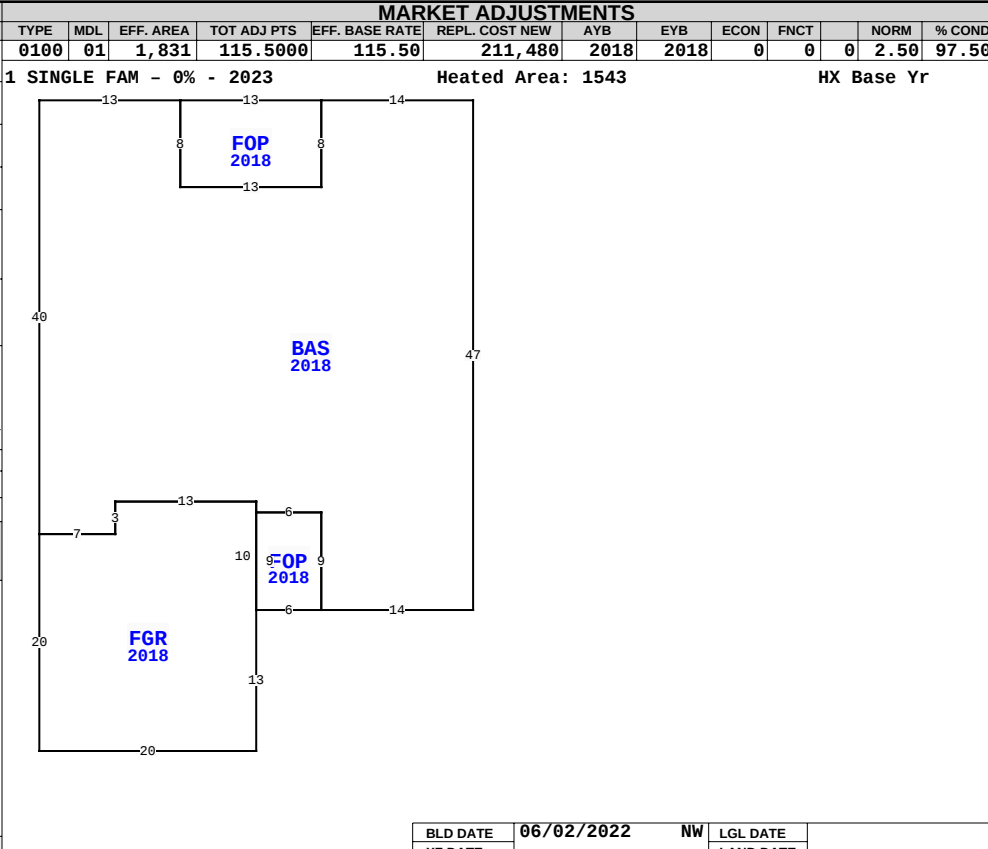
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0812	CONCRETE C	0	0	0	1,050.00	SF	4.00	
2	0470	VNYL GATE	0	0	0	1.00	UT	300.00	
3	0476	VF 6 SBPL	0	0	0	132.00	LF	32.00	



77013 BIRDSEYE CT, YULEE	BLD DATE	06/02/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								206,193	
TOTAL MARKET OB/XF VALUE								8,372	
TOTAL LAND VALUE - MARKET								50,000	
TOTAL MARKET VALUE								264,565	
SOH/AGL Deduction								0	
ASSESSED VALUE								264,565	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								264,565	
TOTAL JUST VALUE								264,565	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								255,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012396	CO ISSUED	0	12/20/2018
18010300	NEW CONSTR	210,374	10/11/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2576/1502	7/07/2022	SW	U	I	11	100	
GRANTOR: SFR JV-2 PROPERTY LLC							
GRANTEE: SFR JV-2 2022-2 BOR							
2523/1515	12/17/2021	WD	Q	I	01	303,100	
GRANTOR: HULME MICHAEL & MACAE							
GRANTEE: SFR JV-2 PROPERTY L							

BUILDING NOTES									
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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\$.									

LAND DESCRIPTION										TOTAL OB/XF										8,372									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												