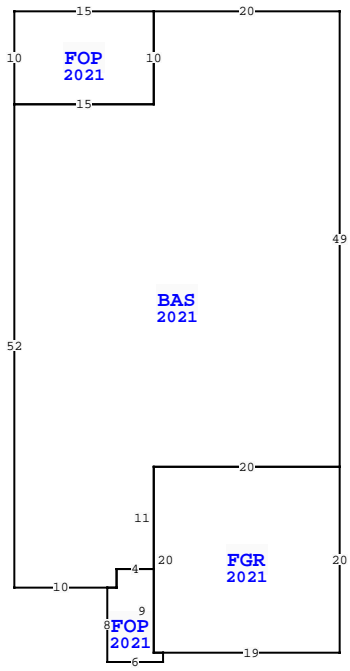


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,752	100	2021
FGR	400	55	2021
FOP	49	30	2021
FOP	150	30	2021
TOTALS	2,351		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,032	118.8495	118.85	241,503	2021	2021	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 1752 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			239,088
TOTAL MARKET OB/XF VALUE			2,728
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			306,816
SOH/AGL Deduction			68,209
ASSESSED VALUE			238,607
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			187,885
TOTAL JUST VALUE			306,816
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010650	CO ISSUED	0	09/30/2021
20010650	NEW CONSTR	241,975	11/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0141	11/23/2021	WD	Q	I	01	358,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DIBBLE ROBERT W III						
2394/0890	9/21/2020	SW	Q	V	05	855,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

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	0		5.20	5.20	100	2021	2021	3	99	2,728	

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

BUILDING NOTES												
75875 SAFFRON LN, YULEE												

BUILDING DIMENSIONS												
BAS=[YR=2021] W20 FOP=[YR=2021] W15 S10 E15 N10\$ S10 W15 S52 E10 FOP=[YR=2021] S8 E6 N1 FGR=[YR=2021] E19 N20 W20 S20 E1\$ W1 N9 W4 S2 W1 \$ E1 N2 E4 N11 E20 N49\$.												

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	000135	C	RES NATURAL	100		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								