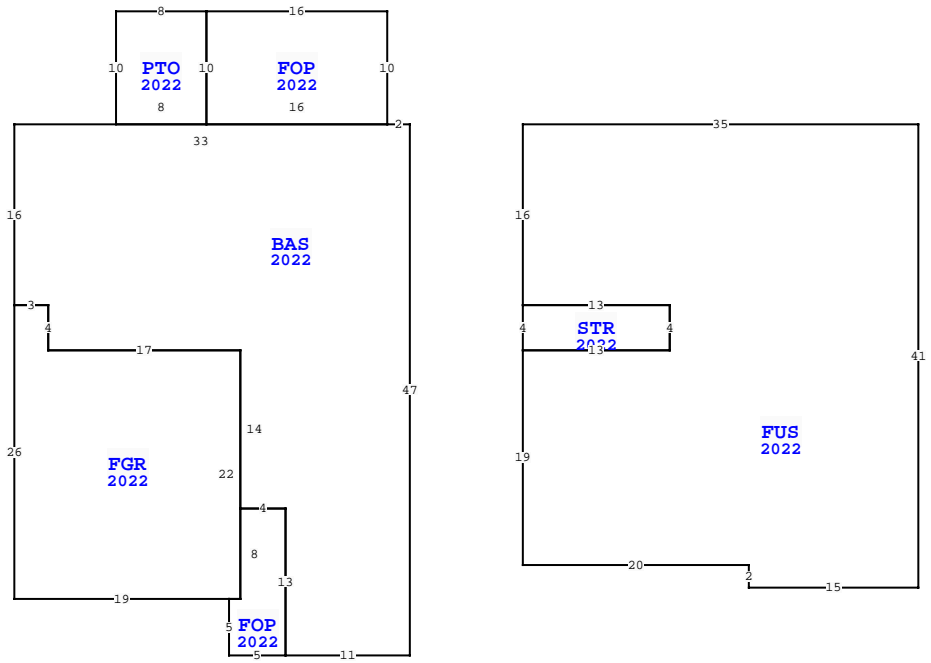


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,707	120.3552	120.36	325,815	2022	2022	0	0	0	0.55	99.45	
1 SINGLE FAM - 50% - 2024 Heated Area: 2384 HX Base Yr 2024													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	2022	1,041	124,606
FGR	452	55	2022	249	29,805
FOP	57	30	2022	17	2,035
FOP	160	30	2022	48	5,745
FUS	1,343	100	2022	1,343	160,754
PTO	80	5	2022	4	478
STR	52	10	2022	5	599
TOTALS	3,185			2,707	324,023

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	50	0	699.00	SF	5.20	5.20	100	2022	2022	3	99	3,598	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
75944 SAFFRON LN, YULEE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			324,023
TOTAL MARKET OB/XF VALUE			3,598
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			392,621
SOH/AGL Deduction			9,417
ASSESSED VALUE			383,204
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE			332,482
TOTAL JUST VALUE			392,621
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006756	CO ISSUED	0	05/02/2022
21009613	NEW CONSTR	339,918	07/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/798	3/17/2025	QC	U	I	11	100

GRANTOR: SHINALL TIMOTHY
 GRANTEE: SHINALL MIKE & CHRI
 2686/1632 12/15/2023 WD Q I 01 410,000
 GRANTOR: HOLLIS GARY D JR
 GRANTEE: SHINALL MIKE & CHRI

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2022] W2 FOP=[YR=2022] N10 W16 PTO=[YR=2022] W8 S10 E8 N10\$ S10 E16\$ W33 S16 FGR=[YR=2022] S26 E19 FOP=[YR=2022] S5 E5 N13 W4 S8 W1\$ E1 N22 W17 N4 W3\$ E3 S4 E17 S14 E4 S13 E11 N47\$ PTR= E10 FUS=[YR=2022] E35 S41 W15 N2 W20 N19 STR=[YR=2022] N4 E13 S4 W13\$ E13 N4 W13 N16\$ W10\$.													

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	000134	C	RES POND	50		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							