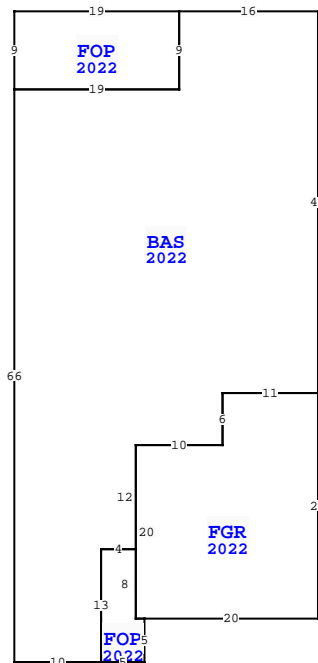


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,146	112.5726	112.57	241,575	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 0% - 2025 Heated Area: 1811 HX Base Yr													



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	1,811	100	2022	1,811	202,845
FGR	486	55	2022	267	29,906
FOP	57	30	2022	17	1,904
FOP	171	30	2022	51	5,712
TOTALS	2,525			2,146	240,367

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

75928 SAFFRON LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	240,367	
TOTAL MARKET OB/XF VALUE	3,598	
TOTAL LAND VALUE - MARKET	65,000	
TOTAL MARKET VALUE	308,965	
SOH/AGL Deduction	0	
ASSESSED VALUE	308,965	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	308,965	
TOTAL JUST VALUE	308,965	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	287,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007532	CO ISSUED	0	07/14/2022
21007532	NEW CONSTR	267,508	06/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1090	5/28/2024	WD Q	Q	I	01	395,400
GRANTOR: VANDERLAAN JEFFREY &						
GRANTEE: STOMMEL ERIC E & SA						
2580/1234	7/22/2022	SW Q	Q	I	01	405,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: VANDERLAAN JEFFREY						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9 S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N26 W11 S6 W10 S20 E1 S W1 N8 W4 S13 S N13 E4 N12 E10 N6 E11 N44 S.													

LAND DESCRIPTION														TOTAL OB/XF 3,598										
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	0		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							