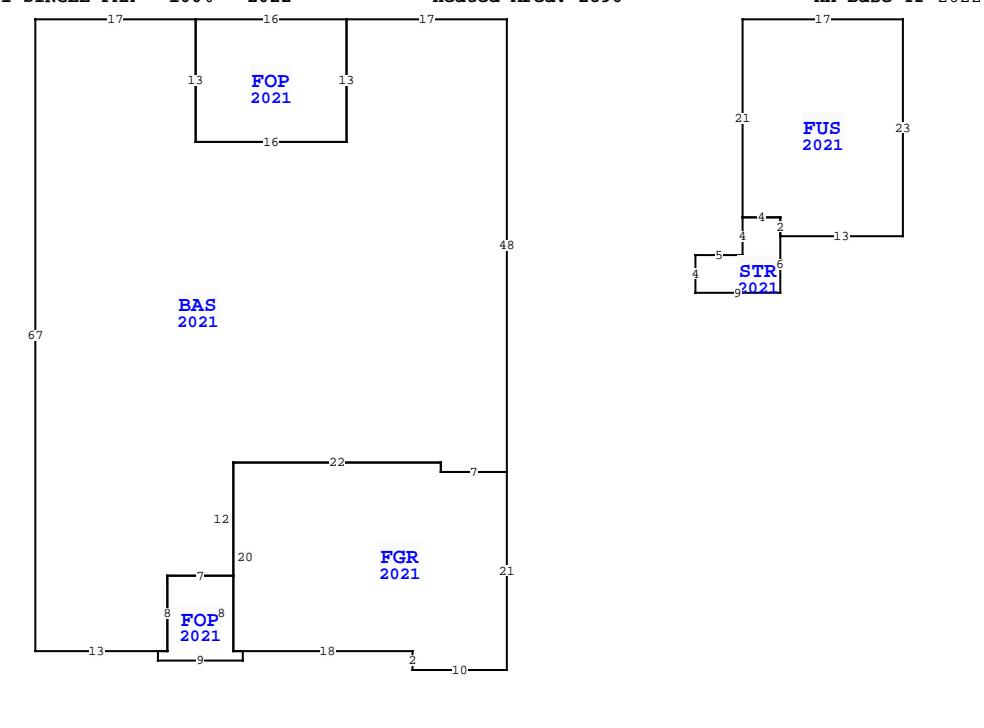


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	3,309	110.0274	110.03	364,089	2021	2021	0	0	0	1.05	98.95		



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	2,513	100	2021	2,513	273,602
FGR	593	55	2021	326	35,493
FOP	65	30	2021	20	2,178
FOP	208	30	2021	62	6,750
FUS	383	100	2021	383	41,699
STR	52	10	2021	5	544
TOTALS	3,814			3,309	360,266

EXTRA FEATURES	
L	OB/XF
N	CODE

75630 SUNBERRY DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L	OB/XF	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	906.00	SF	5.20	5.20	100	2021	2021	3	99	4,664	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	100			PUD	97.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			360,266	
TOTAL MARKET OB/XF VALUE			8,129	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			433,395	
SOH/AGL Deduction			126,823	
ASSESSED VALUE			306,572	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			255,850	
TOTAL JUST VALUE			433,395	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			400,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009424	CO ISSUED	0	02/22/2021
20009424	NEW CONSTR	387,788	10/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1043	2/26/2021	WD Q	Q	I	01	395,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BALLARD WILLIAM P &						
2394/0890	9/21/2020	SW Q	Q	V	05	855,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N21 W7 N1 W22 S20 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N12 E22 S1 E7 N48\$ PTR=E25 FUS=[YR=2021] E17 S23 W13 STR=[YR=2021] S6 W9 N4 E5 N4 E4 S2\$ N2 W4 N21\$ W25\$.