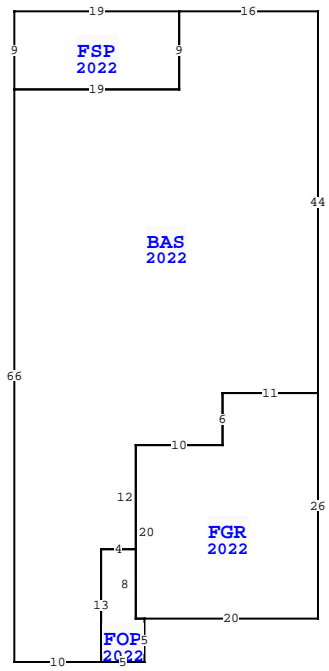


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,811	100	2022
FGR	486	55	2022
FOP	57	30	2022
FSP	171	40	2022
TOTALS	2,525		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	113.3958	113.40	245,284	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023										Heated Area: 1811	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			244,058
TOTAL MARKET OB/XF VALUE			3,459
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			312,517
SOH/AGL Deduction			16,472
ASSESSED VALUE			296,045
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			240,323
TOTAL JUST VALUE			312,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005104	CO ISSUED	0	04/04/2022
21008759	NEW CONSTR	267,508	07/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1100	4/04/2022	SW	Q	I	01	357,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HUGHES TROY K & DEB						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES		75632 SPOONBILL LN, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2022	2022	3	99	3,459	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FSP=[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															3,459							
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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							