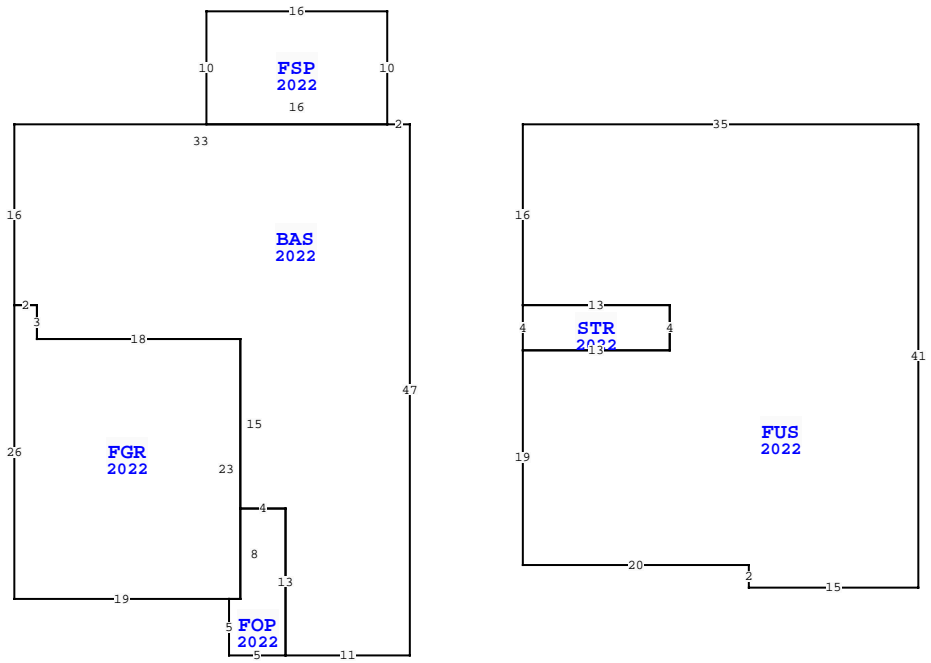


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,712	117.0288	117.03	317,385	2022	2022	0	0	0.55	99.45		
1 SINGLE FAM - 100% - 2023 Heated Area: 2370 HX Base Yr 2023													



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	1,027	100	2022	1,027	119,529
FGR	466	55	2022	256	29,795
FOP	57	30	2022	17	1,979
FSP	160	40	2022	64	7,449
FUS	1,343	100	2022	1,343	156,307
STR	52	10	2022	5	582
TOTALS	3,105			2,712	315,639

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	315,639			
TOTAL MARKET OB/XF VALUE	3,459			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	384,098			
SOH/AGL Deduction	22,371			
ASSESSED VALUE	361,727			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	311,005			
TOTAL JUST VALUE	384,098			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	355,497			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009300	CO ISSUED	0	11/17/2022
21009300	NEW CONSTR	339,918	07/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1888	12/09/2022	SW Q	Q	I	01	390,000
GRANTOR: RICHMOND AMERICAN HW						
GRANTEE: KUCHENBECKER DUSTIN						
2394/0349	9/21/2020	SW Q	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

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	100	2022	2022	3	99	3,459	

75547 CLOVERWOOD CT, YULEE				BLD DATE	LGL DATE
				XF DATE	LAND DATE
				INC DATE	AG DATE

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2022] W2 FSP=[YR=2022] N10 W16 S10 E16\$ W33 S16													
FGR=[YR=2022] S26 E19 FOP=[YR=2022] S5 E5 N13 W4 S8 W1\$ E1													
N23 W18 N3 W2\$ E2 S3 E18 S15 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	DPHT 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							