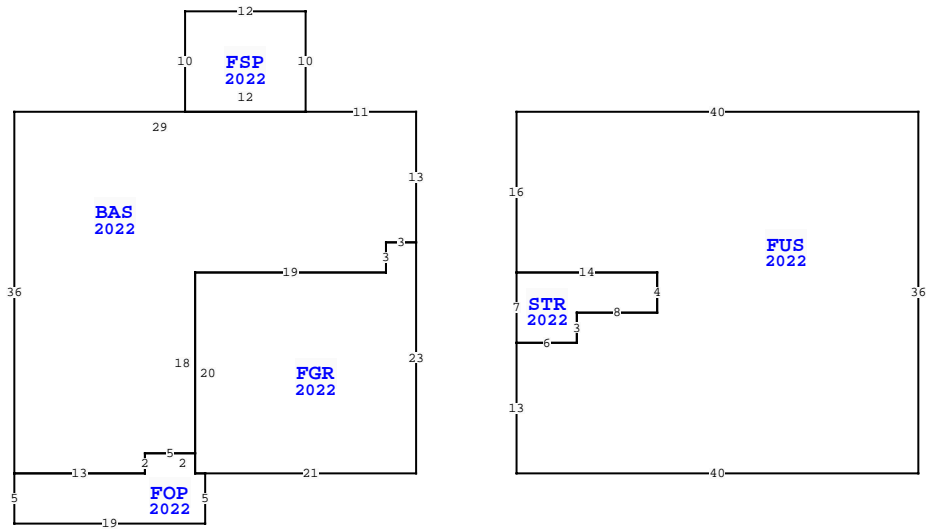


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,681	111.8880	111.89	299,977	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2024 Heated Area: 2347 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	981	100	2022	981	109,215
FGR	449	55	2022	247	27,499
FOP	105	30	2022	32	3,562
FSP	120	40	2022	48	5,344
FUS	1,366	100	2022	1,366	152,078
STR	74	10	2022	7	779
TOTALS	3,095			2,681	298,477

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	0855	CONC PAVER	0	100	0	1,094.00	SF	10.00	10.00	100	2022	2022	3	99	10,831	
2	0855	CONC PAVER	0	100	0	525.00	SF	10.00	10.00	100	2022	2022	3	99	5,198	

75554 CLOVERWOOD CT, 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			298,477
TOTAL MARKET OB/XF VALUE			16,029
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			379,506
SOH/AGL Deduction			16,693
ASSESSED VALUE			362,813
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			312,091
TOTAL JUST VALUE			379,506
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003525	CO ISSUED	0	02/08/2022
21005679	NEW CONSTR	336,392	05/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0529	2/17/2022	SW	Q	I	01	370,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CAREY MICHAEL SCOTT						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W11 FSP=[YR=2022] N10 W12 S10 E12\$ W29 S36 FOP=[YR=2022] S5 E19 N5 FGR=[YR=2022] E21 N23 W3 S3 W19 S20 E1\$ W1 N2 W5 S2 W13\$ E13 N2 E5 N18 E19 N3 E3 N13\$ PTR= E10 FUS=[YR=2022] E40 S36 W40 N13 STR=[YR=2022] N7 E14 S4 W8 S3 W6\$ E6 N3 E8 N4 W14 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	000134	C	RES POND	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							