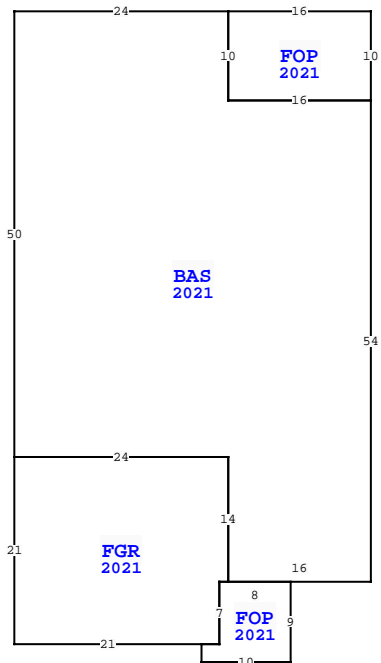


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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	2,064	100	2021
FGR	497	55	2021
FOP	76	30	2021
FOP	160	30	2021
TOTALS	2,797		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023								
Heated Area: 2064					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			284,807
TOTAL MARKET OB/XF VALUE			6,316
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			356,123
SOH/AGL Deduction			0
ASSESSED VALUE			356,123
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			356,123
TOTAL JUST VALUE			356,123
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001827	CO ISSUED	0	10/27/2021
21001827	NEW CONSTR	282,671	02/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1094	3/31/2022	WD Q	Q	I	01	405,000
GRANTOR: LIU ALLISON MARIE &						
GRANTEE: EILER RICHARD						
2518/1524	10/28/2021	SW Q	Q	I	01	321,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LIU ALLISON & CURTI						

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 PAVR	0	0	0	0		638.00	SF	10.00				6,316	

TOTAL OB/XF										6,316					
75514 CLOVERWOOD CT, YULEE															

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2021] W16 BAS=[YR=2021] W24 S50 FGR=[YR=2021] S21 E21									
FOP=[YR=2021] S2 E10 N9 W8 S7 W2\$ E2 N7 E1 N14 W24\$ E24 S14									
E16 N54 W16 N10\$ S10 E16 N10\$.									

LAND DESCRIPTION										TOTAL OB/XF										6,316					
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	50.00	110.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								