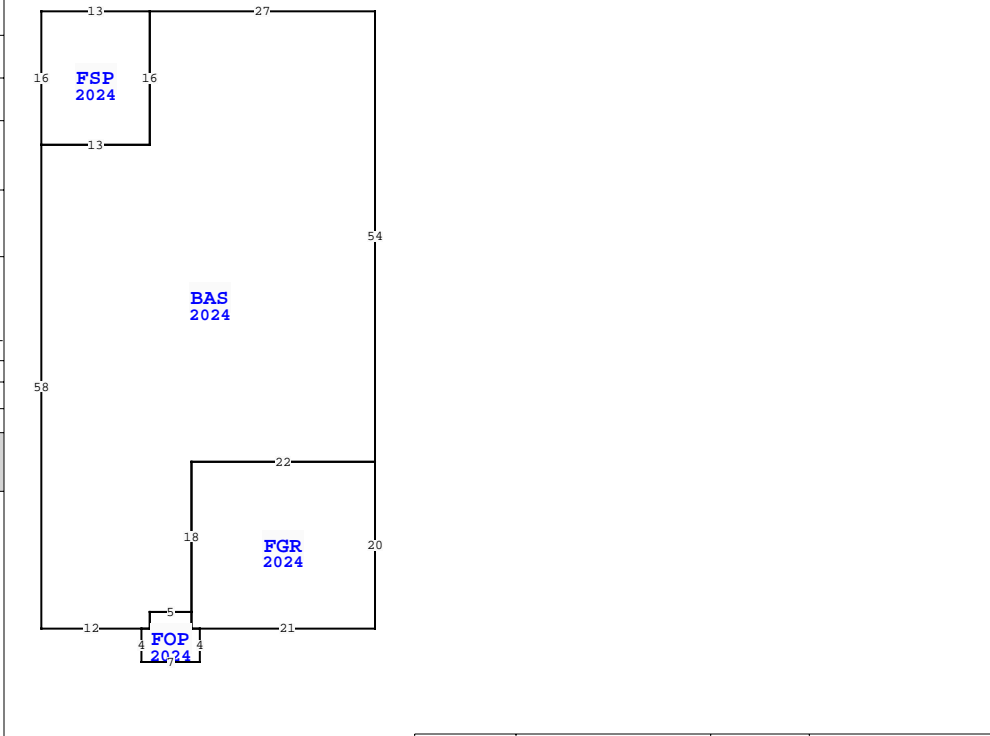


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,638	109.9200	109.92	289,969	2023	2023	0	0	0.00	100.00	



Quality	03	Quality Level 03			
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	2,302	100	2024	2,302	253,036
FGR	440	55	2024	242	26,601
FOP	38	30	2024	11	1,209
FSP	208	40	2024	83	9,123
TOTALS	2,988			2,638	289,969

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	623.00	SF	10.00	10.00	100	2024	2023		100	6,230	

75346 HIDEAWAY CT, YULEE	BLD DATE	LGL DATE	04/03/2025	MLU
	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			289,969
TOTAL MARKET OB/XF VALUE			6,230
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			356,199
SOH/AGL Deduction			0
ASSESSED VALUE			356,199
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			300,477
TOTAL JUST VALUE			356,199
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209019	CO		05/18/2023
B2209019	NEW CONSTR	374,368	06/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/152	5/24/2023	SW	Q	I	01	400,200

GRANTOR: LENNAR HOMES LLC
 GRANTEE: MARRON JENNIFER ANN
 2568/1250 6/06/2022 SW Q V 05 1,193,100
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=40,0] E27 S54 W22 S18 W5 S2 W1 W12 N58 E13 N16 \$
FGR=[YR=2024;ORIG=67,74] W21 W1 N2 N18 E22 S20 \$
FSP=[YR=2024;ORIG=40,16] W13 N16 E13 S16 \$
FOP=[YR=2024;ORIG=45,74] N2 W5 S2 W1 S4 E7 N4 W1 \$

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	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	74.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								