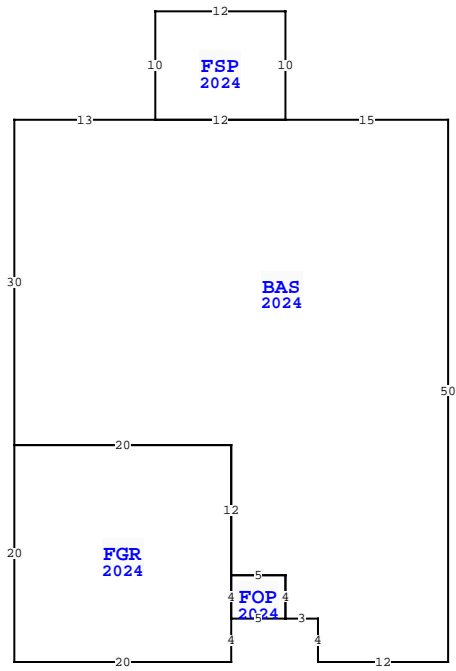


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1,822	116.5000	116.50	212,263	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 1548 HX Base Yr 2024													



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	1,548	100	2024	1,548	180,342
FGR	400	55	2024	220	25,630
FOP	20	30	2024	6	699
FSP	120	40	2024	48	5,592
TOTALS	2,088			1,822	212,263

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			212,263
TOTAL MARKET OB/XF VALUE			6,100
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			278,363
SOH/AGL Deduction			176,003
ASSESSED VALUE			102,360
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			51,638
TOTAL JUST VALUE			278,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2208995	CO ISSUED	0	02/21/2023
B2208995	NEW CONSTR	257,373	06/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1395	2/24/2023	SW	Q	I	02	359,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SZABO KATHY HASTY &						
2568/1250	6/06/2022	SW	Q	V	05	1,193,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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	610.00	SF	10.00	10.00	100	2024	2023		100	6,100	

75343 HIDEAWAY CT, YULEE	BLD DATE		LGL DATE	04/03/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=30,0] E13 E12 E15 S50 W12 N4 W3 N4 W5 N12 W20 N30 \$													
FSP=[YR=2024;ORIG=43,0] E12 N10 W12 S10 \$													
FOP=[YR=2024;ORIG=50,42] E5 S4 W5 N4 \$													
FGR=[YR=2024;ORIG=30,50] N20 E20 S12 S4 S4 W20 \$													

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	% 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	69.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000						