

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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
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
BAS	797	100
FGR	403	55
FOP	48	30
FOP	54	30
FUS	1,158	100
STR	56	10
TOTALS	2,516	

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%	- 2024		261,643	2023	2023	0	0	0.00	100.00

Heated Area: 1955 HX Base Yr

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	261,643	
TOTAL MARKET OB/XF VALUE	4,928	
TOTAL LAND VALUE - MARKET	65,000	
TOTAL MARKET VALUE	331,571	
SOH/AGL Deduction	0	
ASSESSED VALUE	331,571	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	331,571	
TOTAL JUST VALUE	331,571	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	306,653	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210028	CO ISSUED	0	01/25/2023
B2210028	NEW CONSTR	310,633	06/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1976	1/31/2023	WD	Q	I	01	309,000

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: NETHERLAND TYLER EL
 2567/0957 5/25/2022 SW Q V 05 344,900
 GRANTOR: DFC REVOLVER II LLC
 GRANTEE: DREAM FINDERS HOMES

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	0812	CONCRETE C	0	0	0	0		4.00	100	2024	2023		100	4,928	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

75309 CHARMER ALY, YULEE

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	000100	C	RES	0		PUD	48.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							