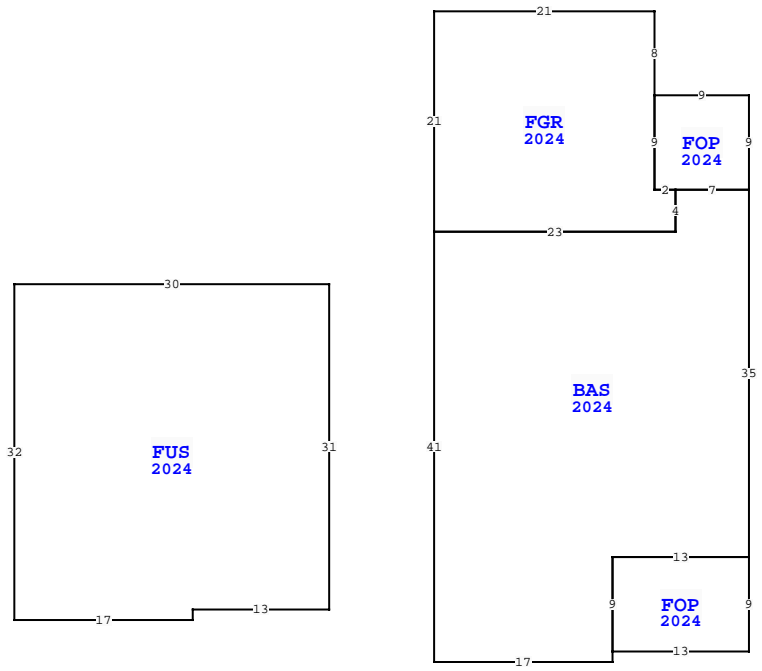


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	1,128	100	2024
FGR	449	55	2024
FOP	81	30	2024
FOP	117	30	2024
FUS	947	100	2024
TOTALS	2,722		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,381	117.5118	117.51	279,791	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024										Heated Area: 2075	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			279,791
TOTAL MARKET OB/XF VALUE			5,127
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			349,918
SOH/AGL Deduction			17,268
ASSESSED VALUE			332,650
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			276,928
TOTAL JUST VALUE			349,918
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001832	CO ISSUED	0	02/10/2023
B2209924	NEW CONSTR	333,994	06/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1727	2/27/2023	WD	Q	I	01	335,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SAULS LUCAS ANDREW						
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	0811	CONCRETE B	0	100	0	986.00	SF	5.20	5.20	100	2024	2023		100	5,127	

TOTAL OB/XF										5,127							
75317 CHARMER ALY, YULEE										BLD DATE		LGL DATE		LAND DATE		AG DATE	
										XF DATE							
										INC DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=40,28] E23 N4 E7 S35 W13 S9 S1 W17 N41 \$									
FUS=[YR=2024;ORIG=0,33] E30 S31 W13 S1 W17 N32 \$									
FGR=[YR=2024;ORIG=40,7] E21 S8 S9 E2 S4 W23 N21 \$									
FOP=[YR=2024;ORIG=70,59] S9 W13 N9 E13 \$									
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 \$									

LAND DESCRIPTION										TOTAL OB/XF										5,127				
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	000100	C	RES	100		PUD	40.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							