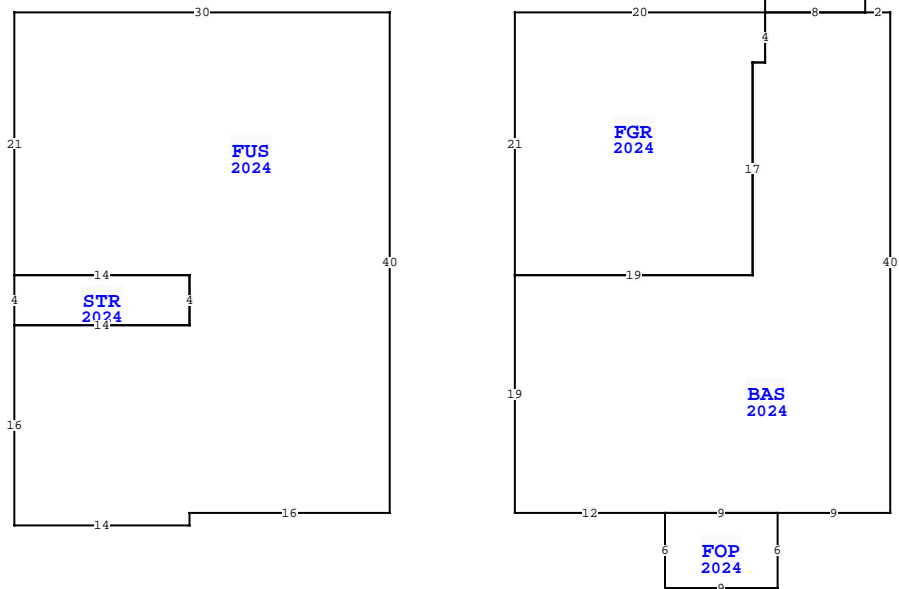


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,213	118.2321	118.23	261,643	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 1955 HX Base Yr													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	797	100	2024	797	94,229
FGR	403	55	2024	222	26,247
FOP	48	30	2024	14	1,655
FOP	54	30	2024	16	1,892
FUS	1,158	100	2024	1,158	136,910
STR	56	10	2024	6	709
TOTALS	2,516			2,213	261,643

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				261,643
TOTAL MARKET OB/XF VALUE				4,912
TOTAL LAND VALUE - MARKET				65,000
TOTAL MARKET VALUE				331,555
SOH/AGL Deduction				0
ASSESSED VALUE				331,555
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				331,555
TOTAL JUST VALUE				331,555
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				306,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209079	CO ISSUED	0	01/25/2023
B2209079	NEW CONSTR	310,633	06/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1004	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	75333 CHARMER ALY, YULEE
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	4,912	

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=2024;ORIG=0,0] E30 S40 W16 S1 W14 N16 E14 N4 W14 N21 \$	
BAS=[YR=2024;ORIG=60,0] E8 E2 S40 W9 W9 W12 N19 E19 N17 E1 N4 \$	
FGR=[YR=2024;ORIG=40,0] E20 S4 W1 S17 W19 N21 \$	
FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$	
FOP=[YR=2024;ORIG=52,40] E9 S6 W9 N6 \$	
STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$	

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	000100	C	RES	0		PUD	40.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									