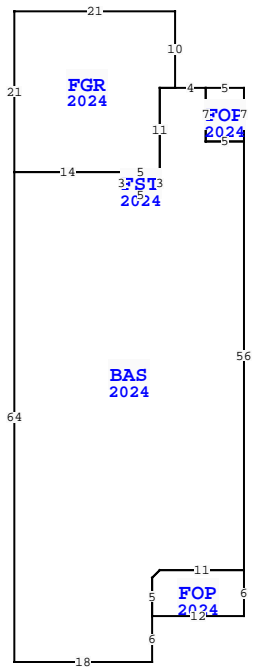


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		
1												1 SINGLE FAM - 0% - 2024	
												Heated Area: 1848	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	1,848	100	2024	1,848	217,731
FGR	419	55	2024	230	27,099
FOP	35	30	2024	10	1,178
FOP	72	30	2024	22	2,592
FST	15	55	2024	8	943
TOTALS	2,389			2,118	249,543

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	0	0	0		5.20	100	2024	2023		100	3,650	

75410 BERRYHILL ALY, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	249,543			
TOTAL MARKET OB/XF VALUE	3,650			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	318,193			
SOH/AGL Deduction	0			
ASSESSED VALUE	318,193			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	318,193			
TOTAL JUST VALUE	318,193			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	294,429			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208588	CO ISSUED	0	01/25/2023
B2208588	NEW CONSTR	297,388	06/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/0931	1/27/2023	WD	Q	I	01	299,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TSCHAPPAT SHANE A &						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=61,4] E4 S7 E5 S56 W11 D1L1 S5 S6 W18 N64 E14 S3 E5 N3 N11 E2 \$
FGR=[YR=2024;ORIG=40,-6] E21 S10 W2 S11 W5 W14 N21 \$
FOP=[YR=2024;ORIG=59,67] E11 S6 W12 N5 U1R1 \$
FOP=[YR=2024;ORIG=70,11] W5 N7 E5 S7 \$
FST=[YR=2024;ORIG=54,15] E5 S3 W5 N3 \$

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	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							