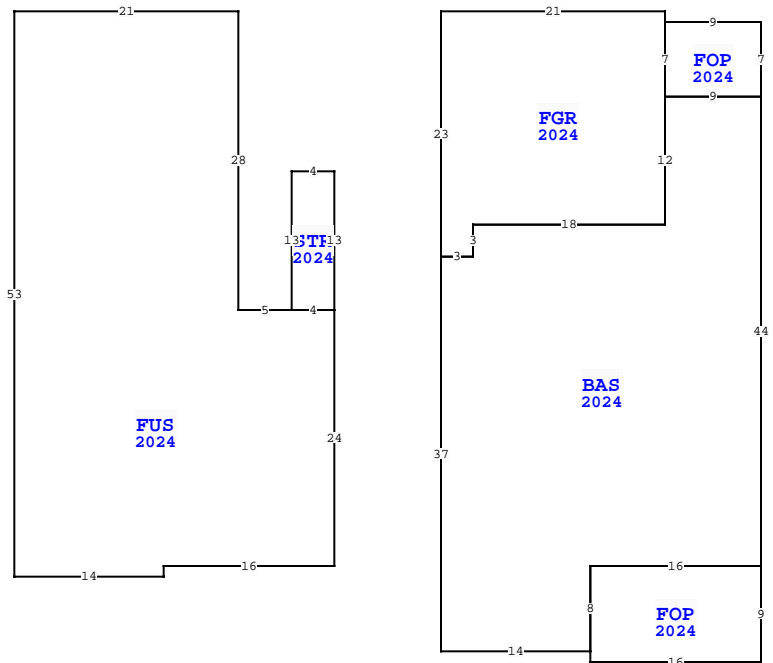


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,796	116.4240	116.42	325,510	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 2493 HX Base Yr 2024													



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	1,171	100	2024	1,171	136,328
FGR	429	55	2024	236	27,475
FOP	63	30	2024	19	2,212
FOP	144	30	2024	43	5,006
FUS	1,322	100	2024	1,322	153,907
STR	52	10	2024	5	582
TOTALS	3,181			2,796	325,510

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				325,510
TOTAL MARKET OB/XF VALUE				4,204
TOTAL LAND VALUE - MARKET				65,000
TOTAL MARKET VALUE				394,714
SOH/AGL Deduction				166,303
ASSESSED VALUE				228,411
TOTAL EXEMPTION VALUE	HX HB VX			55,722
BASE TAXABLE VALUE				172,689
TOTAL JUST VALUE				394,714
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				363,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209296	CO ISSUED	0	01/23/2023
B2209296	NEW CONSTR	395,699	06/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/0952	1/27/2023	WD	Q	I	02	344,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LAWLER SEAN P & STA						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS 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	100	0	1,051.00	SF	4.00	4.00	100	2024	2023		100	4,204	

75450 BERRYHILL ALY, YULEE													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

BUILDING NOTES													
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BUILDING DIMENSIONS													
FUS=[YR=2024;ORIG=10,45] E14 N1 E16 N24 W4 W5 N28 W21 S53 \$													
BAS=[YR=2024;ORIG=80,0] W9 S12 W18 S3 W3 S37 E14 N8 E16 N44 \$													
FGR=[YR=2024;ORIG=71,-8] S1 S7 S12 W18 S3 W3 N23 E21 \$													
FOP=[YR=2024;ORIG=64,53] N1 N8 E16 S9 W16 \$													
FOP=[YR=2024;ORIG=80,0] W9 N7 E9 S7 \$													
STR=[YR=2024;ORIG=40,20] W4 N13 E4 S13 \$													

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	100		PUD	40.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							