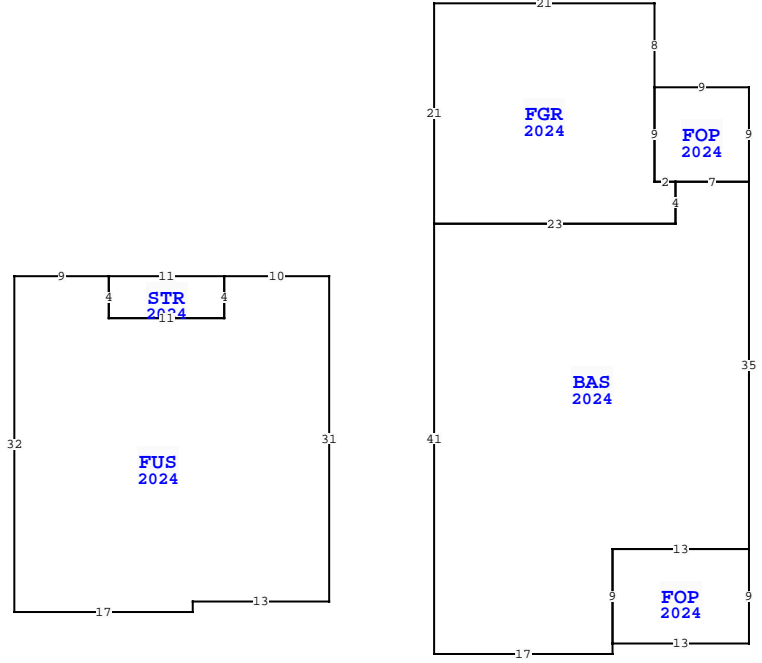


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,341	117.5118	117.51	275,091	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2025 Heated Area: 2031 HX Base Yr 2025												



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	1,128	100	2024	1,128	132,551
FGR	449	55	2024	247	29,025
FOP	81	30	2024	24	2,820
FOP	117	30	2024	35	4,113
FUS	903	100	2024	903	106,112
STR	44	10	2024	4	470
TOTALS	2,722			2,341	275,091

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	1,050.00	SF	4.00	4.00	100	2024	2023		100	4,200	

75474 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				275,091
TOTAL MARKET OB/XF VALUE				4,200
TOTAL LAND VALUE - MARKET				65,000
TOTAL MARKET VALUE				344,291
SOH/AGL Deduction				0
ASSESSED VALUE				344,291
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				293,569
TOTAL JUST VALUE				344,291
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				318,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002640	CO ISSUED	0	02/27/2023
B2207739	NEW CONSTR	327,356	05/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/746	5/02/2023	WD	Q	I	01	350,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LANDERS BILLY JOE &						
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=40,28] E23 N4 E7 S35 W13 S9 S1 W17 N41 \$												
FUS=[YR=2024;ORIG=0,33] E9 S4 E11 N4 E10 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 \$												
STR=[YR=2024;ORIG=9,37] E11 N4 W11 S4 \$												

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