

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 Floor	14	CARPET	60
Interior Floor	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	143	30	2024
FUS	947	100	2024
TOTALS	2,748		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,389	117.5118	117.51	280,731	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2025											
Heated Area: 2075											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			280,731
TOTAL MARKET OB/XF VALUE			5,044
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			350,775
SOH/AGL Deduction			0
ASSESSED VALUE			350,775
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			350,775
TOTAL JUST VALUE			350,775
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005469	CO ISSUED	0	03/01/2023
22011723	NEW CONSTR	334,689	08/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/370	7/26/2024	SW	U	I	11	100

GRANTOR: CSMA SFR TRS HOLDINGS  
 GRANTEE: FKH SFR M LP  
 2707/520 4/17/2024 SW U I 11 100  
 GRANTOR: FKH SFR M LP  
 GRANTEE: CSMA SFR TRS HOLDIN

EXTRA FEATURES		75384 FOX CROSS AV, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2024	2023		100	5,044	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=40,28] E23 N4 E7 S35 W13 S10 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] S11 W13 N1 N10 E13 \$	
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 \$	

LAND DESCRIPTION		TOTAL OB/XF										5,044												
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	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							