

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 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
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
BAS	797	100
FGR	403	55
FOP	48	30
FOP	54	30
FUS	1,158	100
STR	56	10
TOTALS	2,516	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024								
Heated Area: 1955						HX Base Yr					

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			264,608
TOTAL MARKET OB/XF VALUE			4,808
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			334,416
SOH/AGL Deduction			10,158
ASSESSED VALUE			324,258
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			324,258
TOTAL JUST VALUE			334,416
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			294,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04336	CO		08/22/2023
B23-04336	NEW SFR	310,633	04/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1572	8/24/2023	WD	Q	I	01	339,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2627/1079	3/27/2023	SW	Q	V	05	320,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS 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	0	0	0		4.00	100	2024	2023		100	4,808	

TOTAL OB/XF										4,808					
75583 CANTERWOOD DR, YULEE															

BUILDING NOTES									
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 \$									
STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$									
FOP=[YR=2024;ORIG=52,40] E9 S6 W9 N6 \$									
FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$									

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 \$									
STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$									
FOP=[YR=2024;ORIG=52,40] E9 S6 W9 N6 \$									
FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$									

LAND DESCRIPTION										TOTAL OB/XF										4,808					
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	126.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								