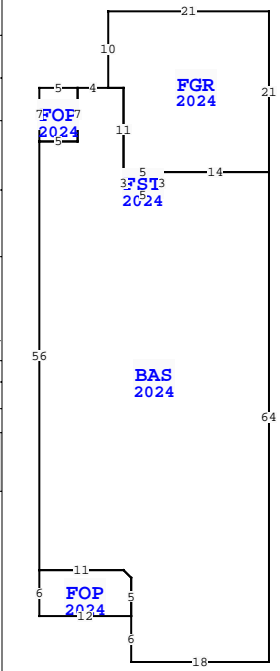


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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

75575 CANTERWOOD DR, YULEE

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	680.00	SF	5.20	5.20	100	2024	2023		100	3,536	

LAND DESCRIPTION																								
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	0		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

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			3,536	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			318,079	
SOH/AGL Deduction			0	
ASSESSED VALUE			318,079	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			318,079	
TOTAL JUST VALUE			318,079	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			294,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004679	CO ISSUED	0	03/01/2023
22009884	NEW CONSTR	297,388	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/0995	3/31/2023	WD	Q	I	01	362,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2572/1294	6/21/2022	SW	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=49,4] W4 S7 W5 S56 E11 D1R1 S5 S6 E18 N64
 W14 S3 W5 N3 N11 W2 \$
 FGR=[YR=2024;ORIG=70,-6] W21 S10 E2 S11 E5 E14 N21 \$
 FOP=[YR=2024;ORIG=51,67] W11 S6 E12 N5 U1L1 \$
 FOP=[YR=2024;ORIG=40,11] E5 N7 W5 S7 \$
 FST=[YR=2024;ORIG=56,15] W5 S3 E5 N3 \$