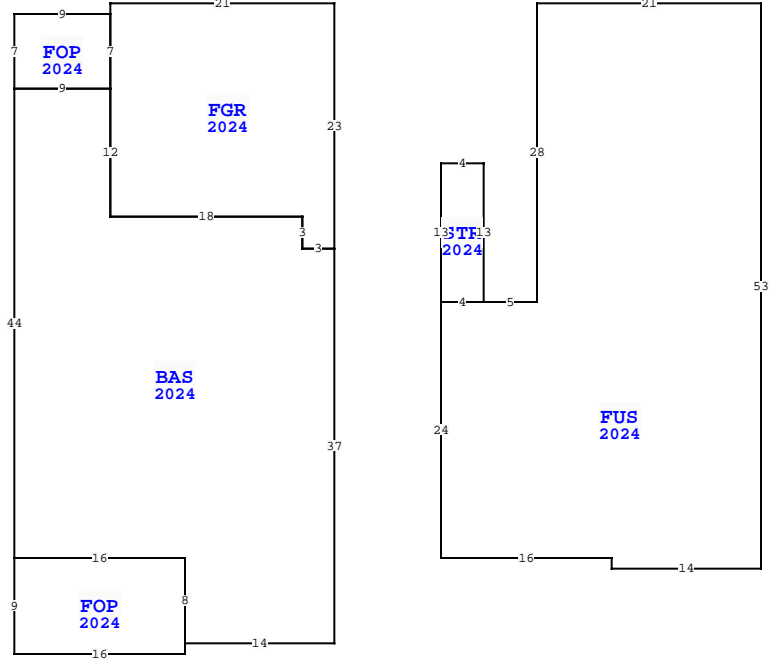


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	1,171	100	2024
FGR	429	55	2024
FOP	63	30	2024
FOP	144	30	2024
FUS	1,322	100	2024
STR	52	10	2024
TOTALS	3,181		

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	115.1136	115.11	321,848	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2024 Heated Area: 2493 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			321,848
TOTAL MARKET OB/XF VALUE			4,344
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			391,192
SOH/AGL Deduction			0
ASSESSED VALUE			391,192
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			391,192
TOTAL JUST VALUE			391,192
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			360,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2212120	CO		04/27/2023
22012120	NEW CONSTR	395,699	08/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/1747	4/27/2023	WD	Q	I	01	440,500
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						

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
1	0812	CONCRETE C	0	0	0	1,086.00	SF	4.00	4.00	100	2024	2023

TOTAL OB/XF												
75559 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
1	0812	CONCRETE C	0	0	0	1,086.00	SF	4.00	4.00	100	2024	2023

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=10,0] E9 S12 E18 S3 E3 S37 W14 N8 W16 N44 \$			
FOP=[YR=2024;ORIG=26,53] N1 N8 W16 S9 E16 \$			
FOP=[YR=2024;ORIG=10,0] E9 N7 W9 S7 \$			
FGR=[YR=2024;ORIG=19,-8] S1 S7 S12 E18 S3 E3 N23 W21 \$			
FUS=[YR=2024;ORIG=80,45] W14 N1 W16 N24 E4 E5 N28 E21 S53 \$			
STR=[YR=2024;ORIG=50,20] E4 N13 W4 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	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	131.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							