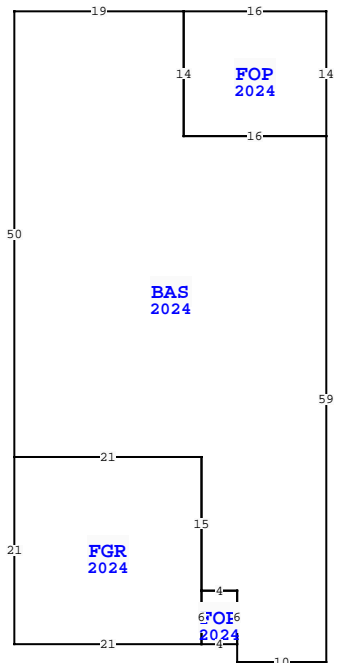


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		
0100	01	2,133	112.1610	112.16	239,237	2024	2024	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2025 Heated Area: 1816 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	1,816	100	2024	1,816	203,683
FGR	441	55	2024	243	27,255
FOP	24	30	2024	7	785
FOP	224	30	2024	67	7,515
TOTALS	2,505			2,133	239,237

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	0810	CONCRETE A	0	100	0	615.00	SF	6.50	6.50	100	2025	2024		100	3,998	

75588 CANTERWOOD DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			239,237
TOTAL MARKET OB/XF VALUE			3,998
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			308,235
SOH/AGL Deduction			0
ASSESSED VALUE			308,235
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			257,513
TOTAL JUST VALUE			308,235
NCON VALUE			243,235
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006724	PRIVATE PROVIDER	337,636	06/06/2024
B23-12554	SFR	337,636	09/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/593	8/26/2024	SW	Q	I	01	386,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DONATO PETER PAUL &						
2522/0861	12/15/2021	SW	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=45,0] E19 S14 E16 S59 W10 N2 N6 W4 N15 W21 N50 \$
FGR=[YR=2024;ORIG=45,71] E21 N6 N15 W21 S21 \$
FOP=[YR=2024;ORIG=80,14] W16 N14 E16 S14 \$
FOP=[YR=2024;ORIG=66,65] E4 S6 W4 N6 \$

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							