

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	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	1,138	100	2024
FGR	470	55	2024
FOP	20	30	2024
FOP	350	30	2024
FUS	1,502	100	2024
STR	70	10	2024
TOTALS	3,550		

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%	- 2025								

Heated Area: 2640 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			319,907
TOTAL MARKET OB/XF VALUE			4,726
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			389,633
SOH/AGL Deduction			0
ASSESSED VALUE			389,633
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			389,633
TOTAL JUST VALUE			389,633
NCON VALUE			324,633
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006725	PRIVATE PROVIDER	480,455	06/06/2024
B23-12106	SFR	480,455	09/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/176	7/31/2024	SW Q	Q	I	01	455,000

GRANTOR: RICHMOND AMERICAN HOM  
 GRANTEE: KADRIC EDIN & ARNEL  
 2522/0861 | 12/15/2021 | SW Q | V | 05 | 4,393,200  
 GRANTOR: THREE RIVERS DEVELOPE  
 GRANTEE: RICHMOND AMERICAN H

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	0	0	0		727.00	SF	6.50			100	4,726	

TOTAL OB/XF										4,726					
75556 CANTERWOOD DR, YULEE															

BUILDING NOTES															
FUS=[YR=2024;ORIG=-25,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 \$															
BAS=[YR=2024;ORIG=20,28] N18 E35 S52 W11 N8 N5 W4 N16 W10 N5 W10 \$															
FGR=[YR=2024;ORIG=20,54] N26 E10 S5 E10 S16 S5 W20 \$															
FOP=[YR=2024;ORIG=20,0] E35 S10 W35 N10 \$															
STR=[YR=2024;ORIG=0,33] E10 S7 W10 N7 \$															
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 \$															

LAND DESCRIPTION																								
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	000135	C	RES NATURAL	0		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							