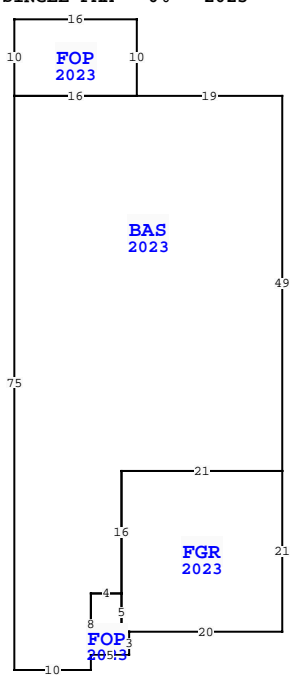


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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												
1 SINGLE FAM - 0% - 2025 Heated Area: 2039 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,095
TOTAL MARKET OB/XF VALUE			4,349
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			341,444
SOH/AGL Deduction			0
ASSESSED VALUE			341,444
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,444
TOTAL JUST VALUE			341,444
NCON VALUE			276,444
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

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	2,039	100	2023	2,039	237,095
FGR	441	55	2023	243	28,256
FOP	35	30	2023	10	1,163
FOP	160	30	2023	48	5,581
TOTALS	2,675			2,340	272,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006898	PRIVATE PROVIDER	373,750	06/11/2024
B23-12119	SFR	373,750	09/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1126	9/24/2024	SW	Q	I	01	403,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CREIGHTON WADE EDWA						
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		669.00	SF	6.50				4,349	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
75548 CANTERWOOD DR, YULEE					

BUILDING NOTES												
BAS=[YR=2023;ORIG=21,10] E16 E19 S49 W21 S16 W4 S8 S2 W10 N75 \$												
FGR=[YR=2023;ORIG=56,59] W21 S16 S5 E1 E20 N21 \$												
FOP=[YR=2023;ORIG=21,0] S10 E16 N10 W16 \$												
FOP=[YR=2023;ORIG=31,75] E4 S5 E1 S3 W5 N8 \$												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=21,10] E16 E19 S49 W21 S16 W4 S8 S2 W10 N75 \$												
FGR=[YR=2023;ORIG=56,59] W21 S16 S5 E1 E20 N21 \$												
FOP=[YR=2023;ORIG=21,0] S10 E16 N10 W16 \$												
FOP=[YR=2023;ORIG=31,75] E4 S5 E1 S3 W5 N8 \$												

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	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								