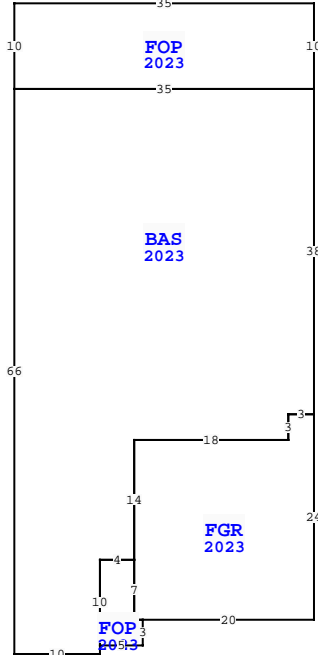


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	1,732	100	2023
FGR	450	55	2023
FOP	43	30	2023
FOP	350	30	2023
TOTALS	2,575		

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: 1732								
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		237,473	
TOTAL MARKET OB/XF VALUE		4,245	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		306,718	
SOH/AGL Deduction		0	
ASSESSED VALUE		306,718	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		306,718	
TOTAL JUST VALUE		306,718	
NCON VALUE		241,718	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009544	PRIVATE PROVIDER	333,834	08/16/2024
B23-10893	SFR	333,834	08/23/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/1910	10/28/2024	SW	Q	I	01	393,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PORTMAN TRAVIS LUC						
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
1	0810	CONCRETE A	0	0	0	0		6.50	100	2025	2024	100
					75500 CANTERWOOD DR, YULEE							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BAS=[YR=2023;ORIG=40,0] E35 S38 W3 S3 W18 S14 W4 S10 S1 W10 N66 \$	
FGR=[YR=2023;ORIG=72,38] E3 S24 W20 W1 N7 N14 E18 N3 \$	
FOP=[YR=2023;ORIG=40,0] E35 N10 W35 S10 \$	
FOP=[YR=2023;ORIG=50,65] E5 N3 W1 N7 W4 S10 \$	

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								