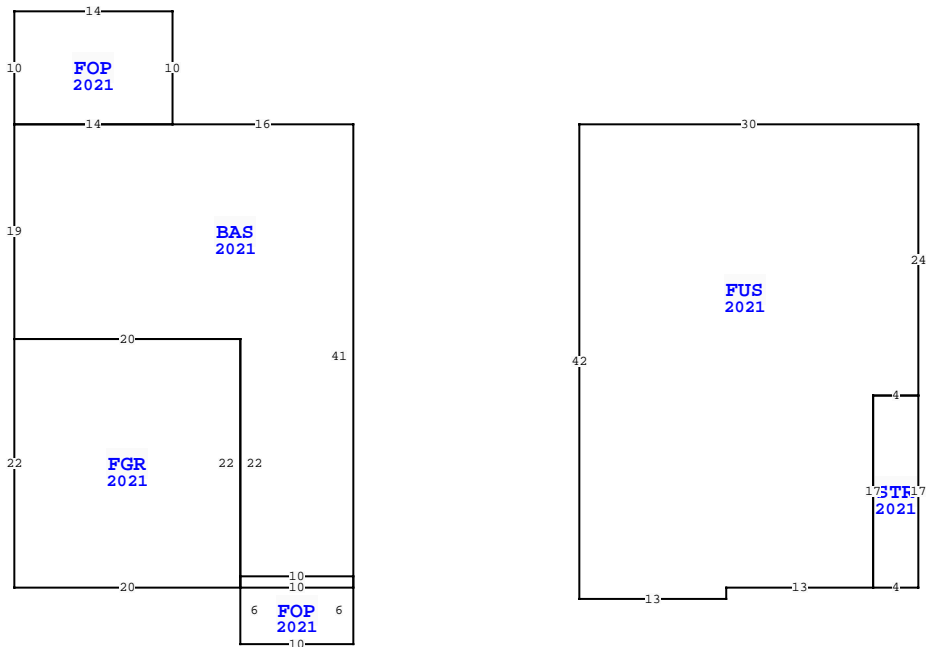


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,274	115.2480	115.25	262,078	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025										Heated Area: 1965	HX Base Yr 2025



QUALITY	CD	CONSTRUCTION			
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	790	100	2021	790	91,048
FGR	440	55	2021	242	27,891
FOP	60	30	2021	18	2,075
FOP	140	30	2021	42	4,841
FUS	1,175	100	2021	1,175	135,419
STR	68	10	2021	7	807
TOTALS	2,673			2,274	262,078

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	605.00	SF	6.50	6.50	100	2025	2024		100	3,933	

TOTALS		75484 CANTERWOOD DR, YULEE	
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,078
TOTAL MARKET OB/XF VALUE			3,933
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			331,011
SOH/AGL Deduction			0
ASSESSED VALUE			331,011
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			280,289
TOTAL JUST VALUE			331,011
NCON VALUE			266,011
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006429	NSFR (T) 2607 (H)	316,222	05/30/2024
B230016488		316,222	12/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/360	10/15/2024	WD	Q	I	01	399,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WELLS HANNAH ELISAB						
2688/1134	1/08/2024	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=2021;ORIG=50,0] W30 S42 E13 N1 E13 N17 E4 N24 \$	
BAS=[YR=2021;ORIG=-16,0] E16 S41 W10 N22 W20 N19 E14 \$	
FGR=[YR=2021;ORIG=-30,41] E20 N22 W20 S22 \$	
FOP=[YR=2021;ORIG=-16,0] N10 W14 S10 E14 \$	
STR=[YR=2021;ORIG=50,41] W4 N17 E4 S17 \$	
FOP=[YR=2021;ORIG=-10,40] S6 E10 N6 W10 \$	
PTR=[ORIG=0,0] E20 W20 \$	

LAND DESCRIPTION		TOTAL OB/XF										3,933												
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	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							