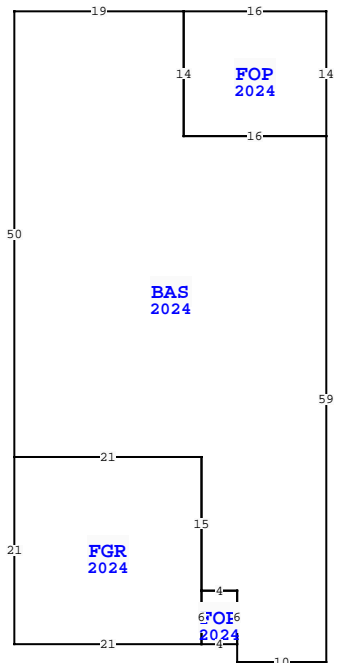


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,816	100	2024
FGR	441	55	2024
FOP	24	30	2024
FOP	224	30	2024
TOTALS	2,505		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025								
					Heated Area: 1816						
						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,434
TOTAL MARKET OB/XF VALUE			4,407
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			310,841
SOH/AGL Deduction			27,562
ASSESSED VALUE			283,279
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			232,557
TOTAL JUST VALUE			310,841
NCON VALUE			245,841
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004554			02/05/2024
B23-09103	SFR_ 1822 HTD	342,009	07/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/799	1/30/2024	SW Q	Q	I	01	376,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HITT KENNETH JOHN &						
2522/0861	12/15/2021	SW Q	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	100	0	678.00	SF	6.50	6.50	100	2025	2024		100	4,407	

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

BUILDING NOTES	
75557 BLACKBIRD DR, YULEE	

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															4,407							
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							