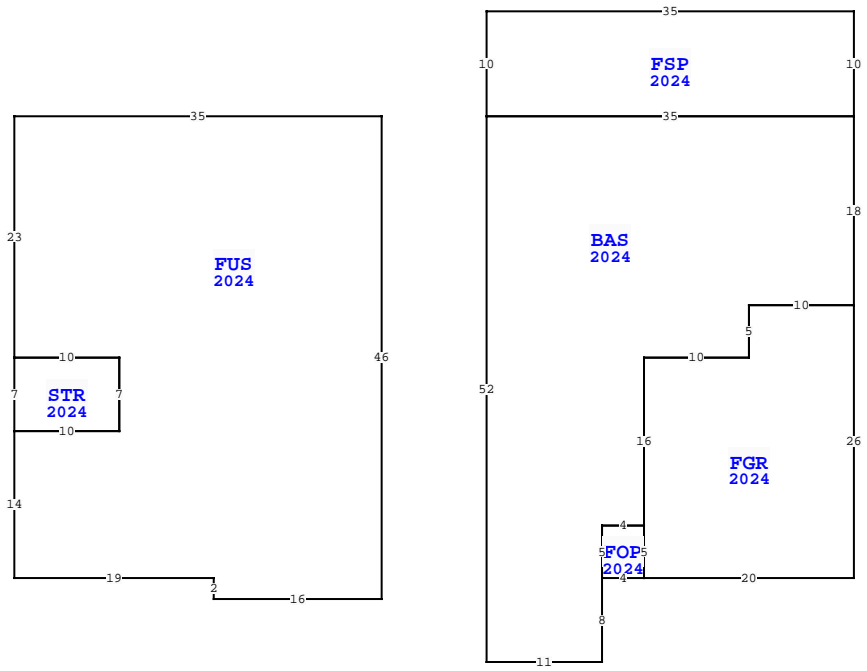


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAS	1,138	100
FGR	470	55
FOP	20	30
FSP	350	40
FUS	1,502	100
STR	70	10
TOTALS	3,550	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,051	106.0668	106.07	323,620	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2640 HX Base Yr 2025											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			323,620
TOTAL MARKET OB/XF VALUE			4,661
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			393,281
SOH/AGL Deduction			131,026
ASSESSED VALUE			262,255
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			211,533
TOTAL JUST VALUE			393,281
NCON VALUE			328,281
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-10000	CO'D		01/30/2024
B23-10000	SFR	486,441	08/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1969	1/31/2024	SW Q		I	02	471,400
GRANTOR: RICHMOND AMERICAN H						
GRANTEE: DRURY JAMES EDGAR I						
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	100	0	717.00	SF	6.50	6.50	100	2025	2024		100	4,661	

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

BUILDING NOTES	
75541 BLACKBIRD DR, YULEE	

BUILDING DIMENSIONS	
FUS=[YR=2024;ORIG=10,10] W35 S23 E10 S7 W10 S14 E19 S2 E16 N46 \$	
BAS=[YR=2024;ORIG=55,28] N18 W35 S52 E11 N8 N5 E4 N16 E10 N5 E10 \$	
FGR=[YR=2024;ORIG=55,54] N26 W10 S5 W10 S16 S5 E20 \$	
FSP=[YR=2024;ORIG=20,0] E35 S10 W35 N10 \$	
STR=[YR=2024;ORIG=-25,33] E10 S7 W10 N7 \$	
FOP=[YR=2024;ORIG=31,49] 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	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							