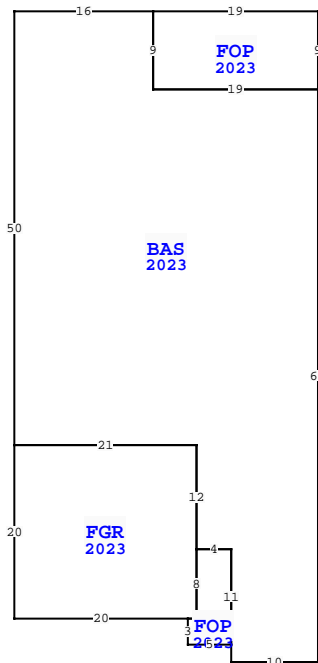


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMTM	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	1,877	100	2023
FGR	420	55	2023
FOP	47	30	2023
FOP	171	30	2023
TOTALS	2,515		

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: 1877							
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			252,676
TOTAL MARKET OB/XF VALUE			4,472
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			322,148
SOH/AGL Deduction			0
ASSESSED VALUE			322,148
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			322,148
TOTAL JUST VALUE			322,148
NCON VALUE			257,148
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001842	PRIVATE PROVIDER	349,421	02/15/2024
B23-09093	SFR_ 1878 HTD	349,421	07/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2696/97	2/22/2024	SW Q	Q	I	01	395,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: AMMIANO TORY LYNN						
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	0	0	0		6.50	100	2025	2024		100	4,472	

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

BUILDING NOTES	
75517 BLACKBIRD DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=25,-20] E16 S9 E19 S66 W10 N2 N11 W4 N12 W21 N50 \$	
FGR=[YR=2023;ORIG=46,30] W21 S20 E20 E1 N8 N12 \$	
FOP=[YR=2023;ORIG=60,-11] W19 N9 E19 S9 \$	
FOP=[YR=2023;ORIG=46,42] E4 S11 W5 N3 E1 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							