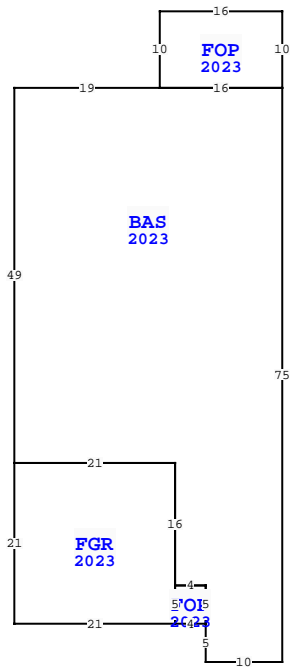


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,336	116.2770	116.28	271,630	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 2039 HX Base Yr													



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	2,039	100	2023	2,039	237,095
FGR	441	55	2023	243	28,256
FOP	20	30	2023	6	698
FOP	160	30	2023	48	5,581
TOTALS	2,660			2,336	271,630

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	0811	CONCRETE B	0	0	0	0		5.20	100	2024	2023		100	3,411	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
75291 PLUMBAGO TRC, YULEE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			271,630
TOTAL MARKET OB/XF VALUE			3,411
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			340,041
SOH/AGL Deduction			0
ASSESSED VALUE			340,041
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			340,041
TOTAL JUST VALUE			340,041
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05280	CO		10/14/2023
B23-05280	SFR	327,988	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/1928	10/18/2023	SW	Q	I	01	408,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCKENZIE ADAM PATRI						
2522/0861	12/15/2021	SW	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=56,10] W16 W19 S49 E21 S16 E4 S5 S5 E10 N75 \$
FGR=[YR=2023;ORIG=21,59] E21 S16 S5 W21 N21 \$
FOP=[YR=2023;ORIG=40,0] S10 E16 N10 W16 \$
FOP=[YR=2023;ORIG=46,75] W4 S5 E4 N5 \$

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	000134	C	RES POND	0		PUD	55.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							