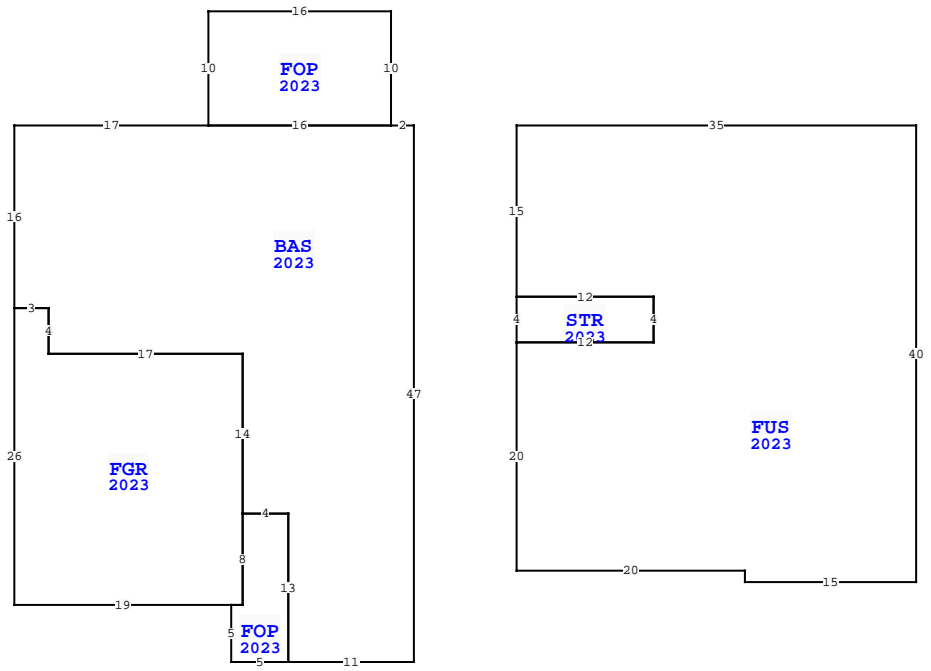


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	YEAR
BAS	1,041	100	2023
FGR	452	55	2023
FOP	57	30	2023
FOP	160	30	2023
FUS	1,332	100	2023
STR	48	10	2023
TOTALS	3,090		

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%	- 2024		300,669	2023	2023	0	0	0.00	100.00
					Heated Area: 2373	HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			300,669
TOTAL MARKET OB/XF VALUE			3,494
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			369,163
SOH/AGL Deduction			18,767
ASSESSED VALUE			350,396
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			299,674
TOTAL JUST VALUE			369,163
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05278	CO		10/18/2023
B2305278	SFR	379,920	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/432	11/10/2023	SW	Q	I	01	431,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PETRUTZ MICHAEL ANT						
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	0811	CONCRETE B	0	100	0	672.00	SF	5.20	5.20	100	2024	2023		100	3,494	

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

BUILDING NOTES	
75307 PLUMBAGO TRC, YULEE	

BUILDING DIMENSIONS	
FUS=[YR=2023;ORIG=74,10] E35 S40 W15 N1 W20 N20 E12 N4 W12 N15 \$	
BAS=[YR=2023;ORIG=30,10] E17 E16 E2 S47 W11 N13 W4 N14 W17 N4 W3 N16 \$	
FGR=[YR=2023;ORIG=30,26] E3 S4 E17 S14 S8 W1 W19 N26 \$	
FOP=[YR=2023;ORIG=47,0] E16 S10 W16 N10 \$	
FOP=[YR=2023;ORIG=50,44] E4 S13 W5 N5 E1 N8 \$	
STR=[YR=2023;ORIG=74,25] E12 S4 W12 N4 \$	

LAND DESCRIPTION		TOTAL OB/XF															3,494							
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	000134	C	RES POND	100		PUD	45.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							