

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																	VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 65,000 SOH/AGL Deduction 0 ASSESSED VALUE 65,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 65,000 TOTAL JUST VALUE 65,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 90,000											
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED 250005287 CO 05/15/2025 B240011085 NEW SFR T3444 H27 496,798 09/30/2024											
MAP NUM MKT AREA 05																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2791/260 5/27/2025 WD Q I 01 490,300 GRANTOR: WEEKLEY HOMES LLC GRANTEE: MCKAY PATRICK & DEB 2737/265 9/09/2024 SW Q V 05 2,497,500 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: WEEKLEY HOMES LLC											
NEIGHBORHOOD/LOC 5020.00																	BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS						75521 BANYAN WAY, YULEE											BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/19/2025 MLU											
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													
																	TOTAL OB/XF 0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											
REVIEW DATE 06/03/2025 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS																												