



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			
																		Tax Group: 4		STANDARD	
																		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	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011327	NSFR T-2373 H-170	320,590	10/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/265	9/09/2024	SW	Q	V	05	2,497,500

GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: WEEKLEY HOMES LLC

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
75553 BANYAN WAY, YULEE																		03/19/2025		MLU

BUILDING NOTES

BUILDING DIMENSIONS

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	DPTH 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			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							