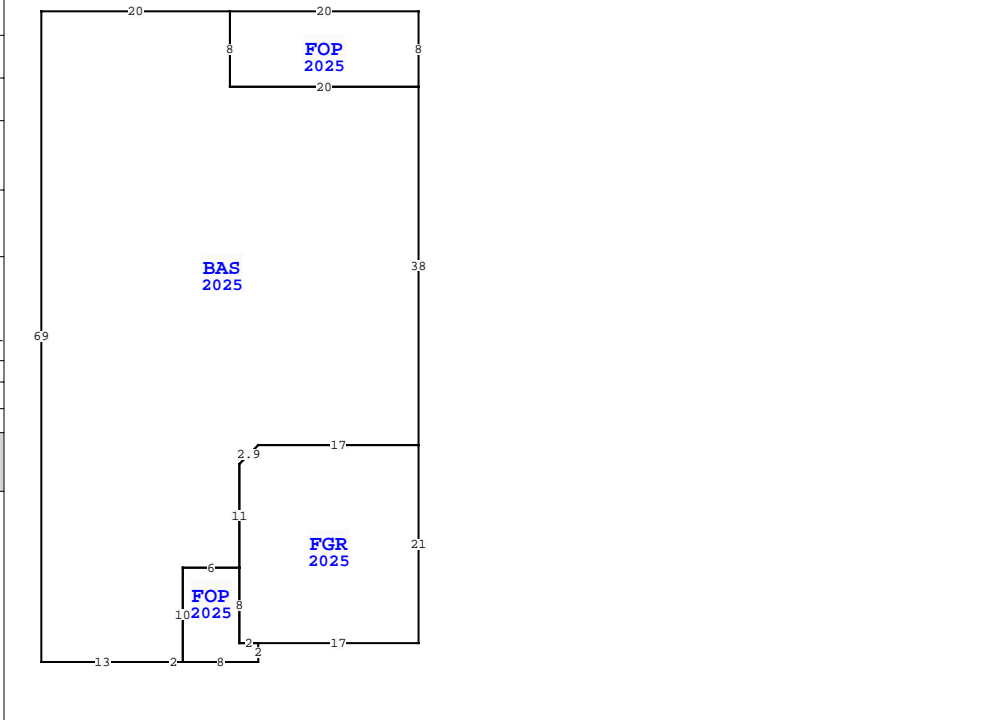


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,390	119.4669	119.47	285,533	2024	2024	0	0	0.00	100.00	



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	2,105	100	2025	2,105	251,484
FGR	397	55	2025	218	26,044
FOP	64	30	2025	19	2,270
FOP	160	30	2025	48	5,735
TOTALS	2,726			2,390	285,533

75444 BANYAN WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2025
INC DATE		AG DATE	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
1	0810	CONCRETE A	0	100	0	638.00	SF	6.50	6.50	100	2025	2024		100	4,147	

TOTAL OB/XF 4,147

LAND DESCRIPTION																								
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	100		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE			285,533	
TOTAL MARKET OB/XF VALUE			4,147	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			354,680	
SOH/AGL Deduction			0	
ASSESSED VALUE			354,680	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			303,958	
TOTAL JUST VALUE			354,680	
NCON VALUE			289,680	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			90,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010012	NEW SFR T-2741 H-	381,772	08/29/2024
B240001932	T2741H2101G410P23	381,772	02/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2754/446	11/27/2024	WD Q	Q	I	01	422,500

GRANTOR: WEEKLEY HOMES LLC
GRANTEE: CHECK IAN ALEXANDER
2688/1034 1/08/2024 SW Q V 05 2,220,000
GRANTOR: THREE RIVERS DEVELOPE
GRANTEE: WEEKLEY HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=10,10] E20 S8 E20 S38 W17 D2L2 S11 W6 S10 W2 W13 N69 \$
FOP=[YR=2025;ORIG=30,18] E20 N8 W20 S8 \$
FGR=[YR=2025;ORIG=33,56] E17 S21 W17 W2 N8 N11 U2R2 \$
FOP=[YR=2025;ORIG=25,69] E6 S8 E2 S2 W8 N10 \$