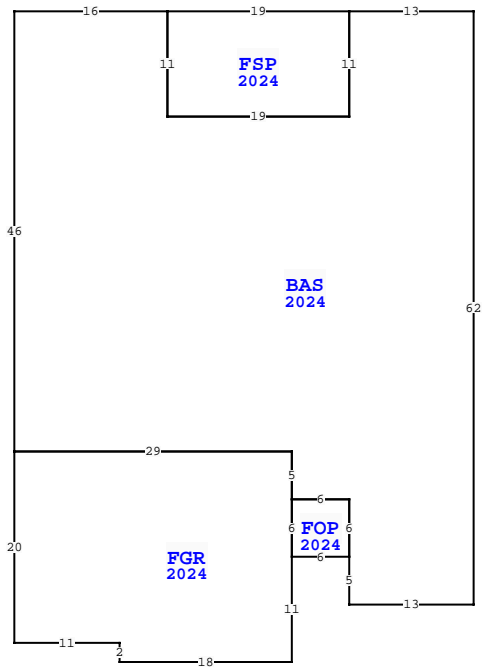


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	70	
Interior Floor	14		CARPET	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			3	100	
Frame			WOOD FRAME	100	
Stories	1.		1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2024	2,237	268,552
FGR	616	55	2024	339	40,697
FOP	36	30	2024	11	1,321
FSP	209	40	2024	84	10,084
TOTALS	3,098			2,671	320,654

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2025 Heated Area: 2237 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			320,654
TOTAL MARKET OB/XF VALUE			8,490
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			394,144
SOH/AGL Deduction			0
ASSESSED VALUE			394,144
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			343,422
TOTAL JUST VALUE			394,144
NCON VALUE			329,144
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013243	CO		11/26/2024
B240007343	PRIVATE PROVIDER	416,506	06/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/360	12/13/2024	SW	Q	I	01	422,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCREE MATTHEW BLAKE						
2675/1205	10/20/2023	SW	Q	V	05	3,219,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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	0855	CONC PAVER	0	100	0	849.00	SF	10.00	10.00	100	2025	2024		100	8,490	

BUILDING NOTES														
75819 ESTUARY WAY, YULEE														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
03/19/2025 MLU														
BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=20,30] E16 S11 E19 N11 E13 S62 W13 N5 N6 W6 N5 W29 N46 \$														
FGR=[YR=2024;ORIG=20,76] E29 S5 S6 S11 W18 N2 W11 N20 \$														
FSP=[YR=2024;ORIG=36,30] E19 S11 W19 N11 \$														
FOP=[YR=2024;ORIG=49,81] E6 S6 W6 N6 \$														

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