



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 250005485 CO 05/21/2025 B240005716 T2716 H2101 G410 380,969 05/10/2024										
MAP NUM MKT AREA 05																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2796/566 6/20/2025 WD Q I 01 422,800 GRANTOR: WEEKLEY HOMES LLC GRANTEE: SHELTMIRE BENJAMIN 2688/1034 1/08/2024 SW Q V 05 2,220,000 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: WEEKLEY HOMES LLC										
NEIGHBORHOOD/LOC 5020.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						75648 ESTUARY WAY, YULEE																					
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												
																	BLD DATE XF DATE INC DATE				LGL DATE LAND DATE AG DATE				03/19/2025 MLU		
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
LAND DESCRIPTION																	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																											