

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
Interior Finish	NEW	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	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
BAS	2,168	100	2025
FGR	630	55	2025
FOP	25	30	2025
FSP	165	40	2025
TOTALS	2,988		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025								
Heated Area: 2168					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			320,860
TOTAL MARKET OB/XF VALUE			10,330
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			396,190
SOH/AGL Deduction			0
ASSESSED VALUE			396,190
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			345,468
TOTAL JUST VALUE			396,190
NCON VALUE			331,190
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006843	PRIVATE PROVIDER	406,537	06/10/2024
240006843	CO		06/10/2024
B240000672	HTD 2173/ FGR 631	406,537	01/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1089	6/26/2024	SW	Q	I	01	460,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FEDD ANTWAUN KENNEA						
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	1,033.00	SF	10.00	10.00	100	2025	2024		100	10,330	

BUILDING NOTES			
75624 ESTUARY WAY, YULEE			

BUILDING DIMENSIONS			
BAS=[YR=2025;ORIG=10,10] E15 S11 E15 N11 E16 S45 W16 N3 W13 S13 W5 S5 S6 W12 N66 \$			
FSP=[YR=2025;ORIG=25,21] E15 N11 W15 S11 \$			
FGR=[YR=2025;ORIG=27,52] E13 S3 E16 S21 W20 N2 W9 N4 N5 N13 \$			
FOP=[YR=2025;ORIG=22,65] E5 S5 W5 N5 \$			

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	000135	C	RES NATURAL	100		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							