



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																																																																																																																																																																																																																																																																																																	
																		<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 4</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="10">65,000</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="10">65,000</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="10">65,000</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="10">65,000</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="10">65,000</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="10"></td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="10">15,000</td> </tr> </table>										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										15,000									
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										15,000																																																																																																																																																																																																																																																																																																									
DOR CODE						0000 VACANT																																																																																																																																																																																																																																																																																																													
MAP NUM												MKT AREA				05																																																																																																																																																																																																																																																																																																			
NEIGHBORHOOD/LOC						5020.00																																																																																																																																																																																																																																																																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																														
TOTALS																																																																																																																																																																																																																																																																																																																			
EXTRA FEATURES						75944 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																																																																																																																																																																																																																																																																																																			
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																																																																																																																																																																																																																																																																																																																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002928	PRIVATE PROVIDER	410,711	03/21/2025
B240011979	PRIVATE PROVIDER	410,711	10/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/145	5/21/2025	SW	Q	I	01	418,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CARTER TAMI RANDALL						
2728/1239	7/26/2024	SW	Q	V	05	7,104,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS