



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 Tax Group: 4 Tax Dist: STANDARD 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																		PERMIT NUM DESCRIPTION AMT ISSUED 240012643 NEW SFR 11/08/2024 CO250006987									
MAP NUM MKT AREA 05																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2802/1283 7/24/2025 QC U V 11 100 GRANTOR: MILLROSE PROPERTIES F GRANTEE: LENNAR HOMES LLC 2756/597 12/06/2024 WD U V 11 100 GRANTOR: LENNAR HOMES LLC GRANTEE: MILLROSE PROPERTIES									
NEIGHBORHOOD/LOC 5020.00																		BUILDING NOTES BLD DATE XF DATE INC DATE									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																		BUILDING DIMENSIONS									
TOTALS																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/19/2025 MLU									
EXTRA FEATURES						75032 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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							