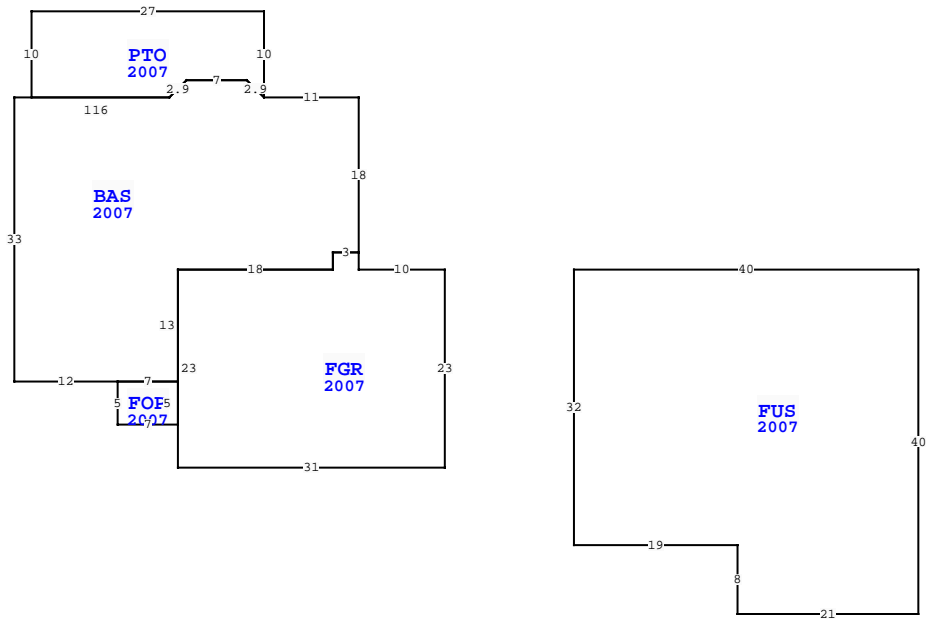


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,059	100	2007
FGR	719	55	2007
FOP	35	30	2007
FUS	1,448	100	2007
PTO	252	5	2007
TOTALS	3,513		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023								
Heated Area: 2507						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			269,189
TOTAL MARKET OB/XF VALUE			5,214
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			329,403
SOH/AGL Deduction			0
ASSESSED VALUE			329,403
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			329,403
TOTAL JUST VALUE			329,403
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			317,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12196	MECH OTHER	0	10/01/2006
R09753	REPAIR/RRF	2,000	09/01/2006
C18569	CO ISSUED	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0631	2/22/2022	SW	Q	I	01	295,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: LE HUNG & ZENGZHEN						
2521/0807	12/13/2021	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED STATES OF AM						

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	0812	CONCRETE C	0	0	0	1,430.00	SF	4.00	4.00	100	2007	2007	3	87	4,976	
2	0810	CONCRETE A	0	0	14	42.00	SF	6.50	6.50	100	2007	2007	3	87	238	

BLD DATE		01/24/2008	KK	LGL DATE	
XF DATE				LAND DATE	
INC DATE				AG DATE	

BUILDING NOTES	
76437 TIMBERCREEK BLVD, YULEE	

BUILDING DIMENSIONS	
FGR=[YR=2007] W10 N2 BAS=[YR=2007] N18 W11 PTO=[YR=2007] N10 W27 S10 E16 U2 R2 E7 D2 R2 \$ U2 L2 W7 D2 L2 W18 S33 E12 FOP=[YR=2007] S5 E7 N5 W7\$ E7 N13 E18 N2 E3\$ W3 S2 W18 S23 E31 N23\$ PTR=E15 FUS=[YR=2007] E40 S40 W21 N8 W19 N32\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															5,214							
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	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							