

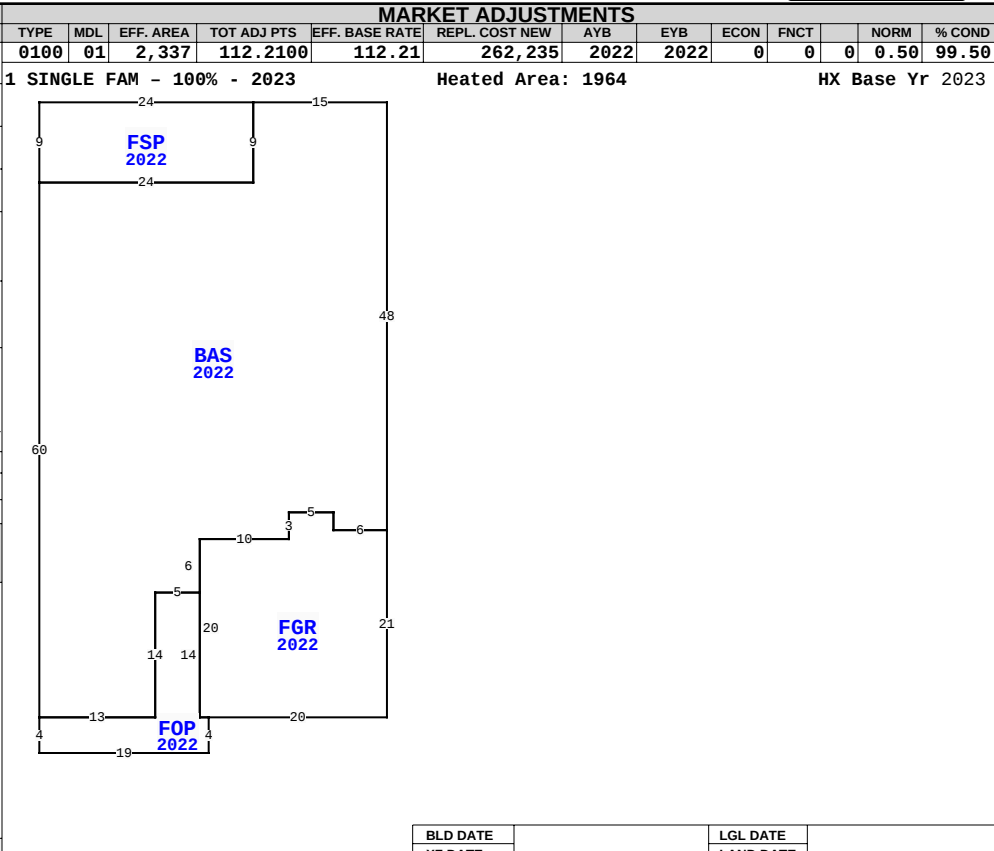


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2022	1,964	219,278
FGR	441	55	2022	243	27,131
FOP	146	30	2022	44	4,912
FSP	216	40	2022	86	9,602
TOTALS	2,767			2,337	260,924

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,067.00	SF	4.00	4.00



70457 WINDING RIVER DR, YULEE									
TOTAL OB/XF 4,225									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					260,924				
TOTAL MARKET OB/XF VALUE					4,225				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					320,149				
SOH/AGL Deduction					6,495				
ASSESSED VALUE					313,654				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					262,932				
TOTAL JUST VALUE					320,149				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					308,392				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000876	CO ISSUED	0	10/27/2022
22000876	NEW CONSTR	332,186	01/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0699	11/04/2022	SW	Q	I	02	407,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GIANNINI MARY E & M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W15 FSP=[YR=2022] W24 S9 E24 N9\$ S9 W24 S60 FOP=[YR=2022] S4 E19 N4 FGR=[YR=2022] E20 N21 W6 N2 W5 S3 W10 S20 E1\$ W1 N14 W5 S14 W13\$ E13 N14 E5 N6 E10 N3 E5 S2 E6 N48\$.									