



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	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	1,960	100	2022	1,960	219,932
FGR	445	55	2022	245	27,491
FOP	146	30	2022	44	4,937
FSP	216	40	2022	86	9,650
TOTALS	2,767			2,335	262,010

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	806.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,335	112.2100	112.21	262,010	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 1960 HX Base Yr											
70625 TURTLE CREEK CT, YULEE											

TOTAL OB/XF 4,191											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	0	0	0	806.00	SF	5.20	5.20	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											262,010
TOTAL MARKET OB/XF VALUE											4,191
TOTAL LAND VALUE - MARKET											55,000
TOTAL MARKET VALUE											321,201
SOH/AGL Deduction											0
ASSESSED VALUE											321,201
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											321,201
TOTAL JUST VALUE											321,201
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											308,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05858	C0		10/18/2023
B2305858	SFR	374,144	05/08/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/1596	10/27/2023	SW	Q	I	01	365,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MARQUEZ REBECCA JEA							

BUILDING NOTES											
BAS=[YR=2022;ORIG=-1,0] W15 S9 W24 S60 E13 N14 E5 N6 E8 N3 E6 S2 E7 N48 \$											
FGR=[YR=2022;ORIG=-22,55] S14 E1 E20 N21 W7 N2 W6 S3 W8 S6 \$											
FSP=[YR=2022;ORIG=-16,0] W24 S9 E24 N9 \$											
FOP=[YR=2022;ORIG=-40,73] E19 N4 W1 N14 W5 S14 W13 S4 \$											