

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC		5010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	822	100	1993
UOP	240	20	1993
UOP	98	20	1998
TOTALS	1,160		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
1	SINGLE FAM	- 0%	- 0																						
Heated Area: 822 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			57,496
TOTAL MARKET OB/XF VALUE			5,016
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			127,512
SOH/AGL Deduction			44,861
ASSESSED VALUE			82,651
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			82,651
TOTAL JUST VALUE			127,512
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			123,406
MISC SHED-NO VALUE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018558	XFOB	12,100	07/01/2001
MH982278	MH MOVE-ON	0	07/01/1998
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2105/1678	3/08/2017	WD Q	I 01
GRANTOR: ALDRIDGE JAMES L			
GRANTEE: BRENNAN EILEEN			
0264/0502	5/01/1978	WD Q	I
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
UOP=[YR=1998] W40 S11 BAS=[YR=1993] S12 UOP=[YR=1993] S6 E40 N6 W40\$ E40 N21 W38 S9 W2\$ E2 N9 E38 N2\$.			

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
1	0510	GARAGE WD-	0	0 23 20	460.00	SF	35.00	35.00	100	2001	2001	3	28
2	0810	CONCRETE A	0	0 11 9	99.00	SF	6.50	6.50	100	2001	2001	3	79
TOTALS													

LAND DESCRIPTION													
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
1	000134	C	RES POND	0		RM	91.00	235.00	1.00	LT		1.00	1.00
TOTAL OB/XF 5,016													
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
65,000.00	65,000.00	65,000											

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	784	114.6000	91.68	71,877	1985	1985		0	0	70.00	30.00
2 M/H 93-		- 0% - 0		Heated Area: 784				HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">-56-</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">-56-</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">14</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">14</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">                     BAS 1998                 </div> </div>												
Quality		03 Quality Level 03										
DOR CODE		0100 SINGLE FAMILY										
MAP NUM		MKT AREA		05								
NEIGHBORHOOD/LOC		5010.00										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	784	100	1998	784	21,563							
TOTALS		784		784		21,563						

L	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

Quality		03 Quality Level 03					
DOR CODE		0100 SINGLE FAMILY					
MAP NUM		MKT AREA					
NEIGHBORHOOD/LOC		5010.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	784	100	1998	784	21,563		
TOTALS		784		784		21,563	

EXTRA FEATURES																
L	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																								
L	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

75760 JOHNSON LAKE RD, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 2 of 2		4
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PREVIOUS YEAR MKT VALUE				123,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2105/1678	3/08/2017	WD	Q	I	01	55,000
GRANTOR: ALDRIDGE JAMES L						
GRANTEE: BRENNAN EILEEN						
0264/0502	5/01/1978	WD	Q	I		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=1998] W56 S14 E56 N14\$.																