

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	03	MASONRY 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	04
NEIGHBORHOOD/LOC		4062.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,541	100	2011
FGR	399	55	2011
FOP	162	30	2011
FSP	400	40	2011
TOTALS	3,502		

MARKET ADJUSTMENTS																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
1																					
1 SINGLE FAM - 100% - 2015																					
Heated Area: 2541																					
HX Base Yr 2015																					
<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>04/22/2025</td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/22/2025		
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			04/22/2025																		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,992	
TOTAL MARKET OB/XF VALUE		3,558	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		342,550	
SOH/AGL Deduction		141,747	
ASSESSED VALUE		200,803	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		145,081	
TOTAL JUST VALUE		342,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24993	CO ISSUED	0	12/09/2011
E23813	ELEC OTHER	0	09/01/2011
M16459	H/AC	0	08/01/2011
B24993	NEW CONSTR	284,336	08/01/2011
E23671	OTHER	0	08/01/2011
P14921	NEW CONSTR	0	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1782/1404	2/28/2012	WD Q	Q	I	01	160,700
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: MENTION GEORGE J &						
1371/0340	12/02/2005	WD U	U	V	19	892,500
GRANTOR: BELLS RIVER ESTATES L						
GRANTEE: MARONDA HOMES INC						

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	0811	CONCRETE B	0	100	0	0			5.20	100	2011	2011	3	91	3,558	

BUILDING NOTES									
<p>97106 YORKSHIRE DR, YULEE</p>									

BUILDING DIMENSIONS									
<p>FSP=[YR=2011] W40 BAS=[YR=2011] N8 W19 S43 FGR=[YR=2011] S21 E19 FOP=[YR=2011] E27 N6 W27 S6 \$ N21 W19 \$ E19 S15 E27 S6 E14 N46 W41 N10 \$ S10 E40 N10 \$.</p>									

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	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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							