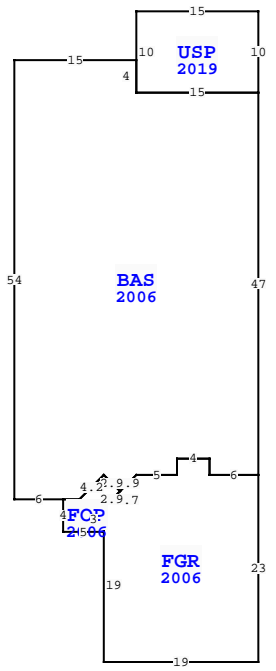


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	10	DRYWALL 100	
Interior Floor	04	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,495	100	2006
FGR	437	55	2006
FOP	29	30	2006
USP	150	30	2019
TOTALS	2,111		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		Heated Area: 1495		HX Base Yr 2018				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			185,135
TOTAL MARKET OB/XF VALUE			7,446
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			257,581
SOH/AGL Deduction			125,229
ASSESSED VALUE			132,352
TOTAL EXEMPTION VALUE	HX HB WX SX		105,722
BASE TAXABLE VALUE			26,630
TOTAL JUST VALUE			257,581
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006960	SCRN ENCL	3,382	06/28/2019
E16936	NEW CONSTR	2,000	03/01/2006
M11218	H/AC	0	03/01/2006
C17127	CO ISSUED	116,223	02/01/2006
R08919	REPAIR/RRF	5,000	02/01/2006
B17127	NEW CONSTR	116,223	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/1224	4/04/2025	WD	Q	I	01	201,286
GRANTOR: BROWN-WALLACE MARY L						
GRANTEE: CEDAR BROOK PROPERT						
2106/1367	2/27/2017	WD	Q	I	02	154,900
GRANTOR: BEASLEY THOMAS M & AL						
GRANTEE: BROWN-WALLACE MARY						

EXTRA FEATURES															96002 CORAL REEF RD, YULEE		
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	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	100	74	15	1,110.00	SF	6.50	6.50	100	2006	2006	3	86	6,205	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	86	402	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2006] N23BAS=[YR=2006] N47 USP=[YR=2019] N10 W15 S10 E15\$ W15 N4 W15 S54 E6 FOP=[YR=2006] S4 E5 N3 R2 U2 U2 L2 L3 D3 W2\$E2 U3 R3 R2 D2 R2 U2 E5 N2 E4 S2 E6\$W6 N2 W4 S2 W5 D4 L4 S19 E19\$.	

LAND DESCRIPTION		TOTAL OB/XF															7,446							
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							