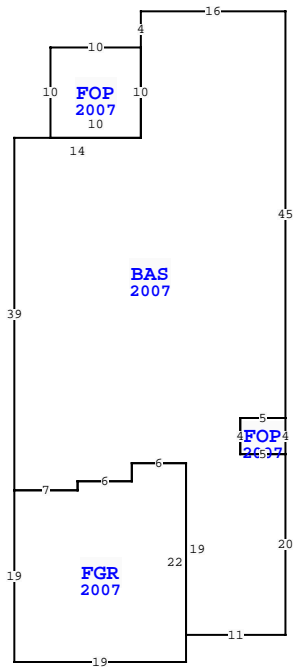




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	1,526	100	2007
FGR	385	55	2007
FOP	20	30	2007
FOP	100	30	2007
TOTALS	2,031		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0	114.45	203,034	2007	2007	0	0	8.00	92.00	Heated Area: 1526 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			186,791
TOTAL MARKET OB/XF VALUE			4,903
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			256,694
SOH/AGL Deduction			19,314
ASSESSED VALUE			237,380
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			237,380
TOTAL JUST VALUE			256,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12444	H/AC	0	02/01/2007
C19300	CO ISSUED	0	01/01/2007
E18668	NEW CONSTR	2,000	01/01/2007
R10010	REPAIR/RRF	5,000	01/01/2007
B19300	NEW CONSTR	134,000	01/01/2007
P12019	NEW CONSTR	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/1213	11/20/2015	SW	U	I	12	106,500
GRANTOR:WG2 MORTGAGE TRUST V1						
GRANTEE:MYERS & MYERS MANAG						
2001/1892	9/09/2015	CT	U	I	18	100
GRANTOR:CLERK OF COURT						
GRANTEE:US BANK NATL ASSOC						

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	0810	CONCRETE A	0	0	49	3	SF	6.50	6.50	100	2007	2007	3	87	831	
2	0810	CONCRETE A	0	0	45	16	SF	6.50	6.50	100	2007	2007	3	87	4,072	

TOTAL OB/XF														4,903
96092 CORAL REEF RD, YULEE														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/13/2025 MLU														

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W16 S4 FOP=[YR=2007] W10S10 E10N10S S10W14S39
FGR=[YR=2007] S19 E19N22 W6S2W6S1W7S E7N1E6N2E6 S19 E11N20
FOP=[YR=2007] N4W5S4E5S W5N4E5N4S5\$.

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