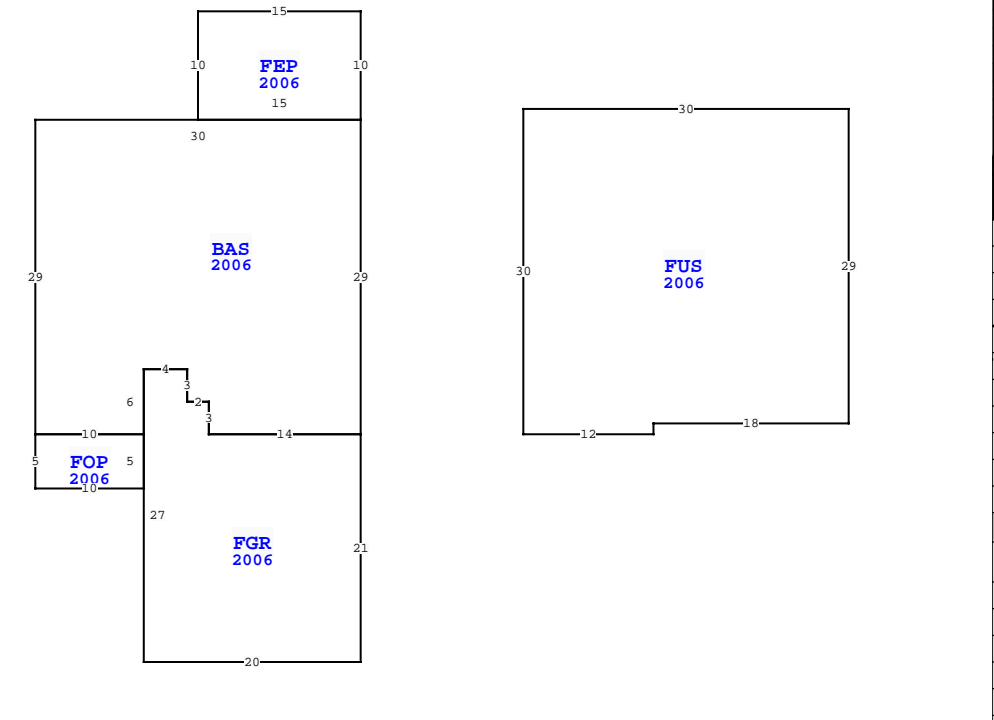




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,105	112.0581	112.06	235,886	2006	2006	0	0	8.65	91.35



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	04			
NEIGHBORHOOD/LOC					
4038.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2006	840	85,988
FEP	150	80	2006	120	12,284
FGR	450	55	2006	248	25,387
FOP	50	30	2006	15	1,536
FUS	882	100	2006	882	90,288
TOTALS	2,372			2,105	215,482

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			215,482
TOTAL MARKET OB/XF VALUE			4,337
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			284,819
SOH/AGL Deduction			3,526
ASSESSED VALUE			281,293
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			230,571
TOTAL JUST VALUE			284,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18452	ADDITION	15,000	10/31/2006
E17115	ELEC OTHER	1,900	04/01/2006
M11335	MECH OTHER	0	04/01/2006
C17314	CO ISSUED	197,065	03/01/2006
B17314	NEW CONSTR	197,065	03/01/2006
P10880	OTHER	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/0483	2/19/2020	WD	Q	I	01	220,000
GRANTOR: MASSINGILL AMANDA H & GRANTEE: VEGA HAYDEN M & JOY						
1760/1757	10/07/2011	WD	Q	I	02	121,900
GRANTOR: ROBINSON CHARLES P GRANTEE: MASSINGILL AMANDA H						

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	0 100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	86	3,309	
2	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	86	402	
3	0835	QUARY TILE	0 100	9	8	72.00	SF	10.00	10.00	100	2007	2007	3	87	626	

TOTAL OB/XF												4,337	
96302 CORAL REEF RD, YULEE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/13/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N29 FEP=[YR=2006] N10 W15 S10 E15\$W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3W2N3 W4S27 E20\$ PTR=N21E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12\$ W15S21 \$.	

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							