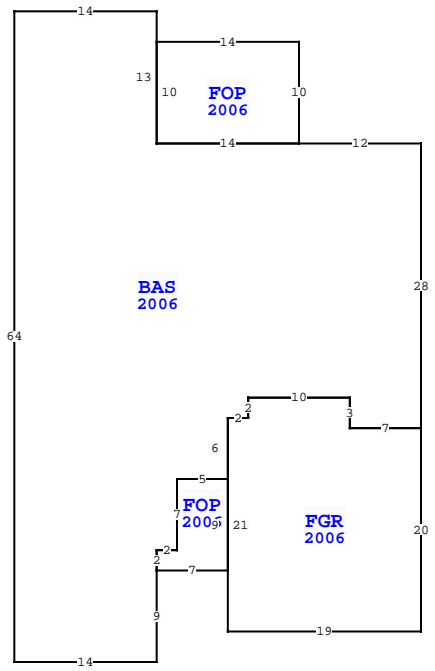


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,641	100	2006
FGR	412	55	2006
FOP	49	30	2006
FOP	140	30	2006
TOTALS	2,242		

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%	- 2024		211,942	2006	2006	0	0	8.50	91.50	
				Heated Area: 1641								
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		193,927	
TOTAL MARKET OB/XF VALUE		4,019	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		262,946	
SOH/AGL Deduction		0	
ASSESSED VALUE		262,946	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		262,946	
TOTAL JUST VALUE		262,946	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106481	ROOF	14,000	05/20/2021
M12024	H/AC	0	09/01/2006
E17778	NEW CONSTR	2,000	08/01/2006
P11397	NEW CONSTR	0	08/01/2006
C18230	CO ISSUED	147,312	07/01/2006
R09543	REPAIR/RRF	5,000	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2023-1 BOR						
2602/0892	11/14/2022	WD	Q	I	01	315,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: SFR JV-2 PROPERTY L						

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
1	0810	CONCRETE A	0	0	30	3	SF	6.50	6.50	100	2006	2006
2	0810	CONCRETE A	0	0	37	17	SF	6.50	6.50	100	2006	2006
96079 STONEY GLEN CT, YULEE												
BLD DATE: 05/13/2025 MLU												
LGL DATE: 05/13/2025 MLU												
LAND DATE: 05/13/2025 MLU												
AG DATE: 05/13/2025 MLU												
INC DATE: 05/13/2025 MLU												

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N20 BAS=[YR=2006] N28 W12 FOP=[YR=2006] N10 W14 S10 E14\$W14 N13 W14 S64 E14 N9 FOP=[YR=2006] E7 N9 W5 S7 W2 S2\$N2 E2 N7 E5 N6 E2 N2 E10 S3 E7\$W7 N3 W10 S2 W2 S21 E19\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								