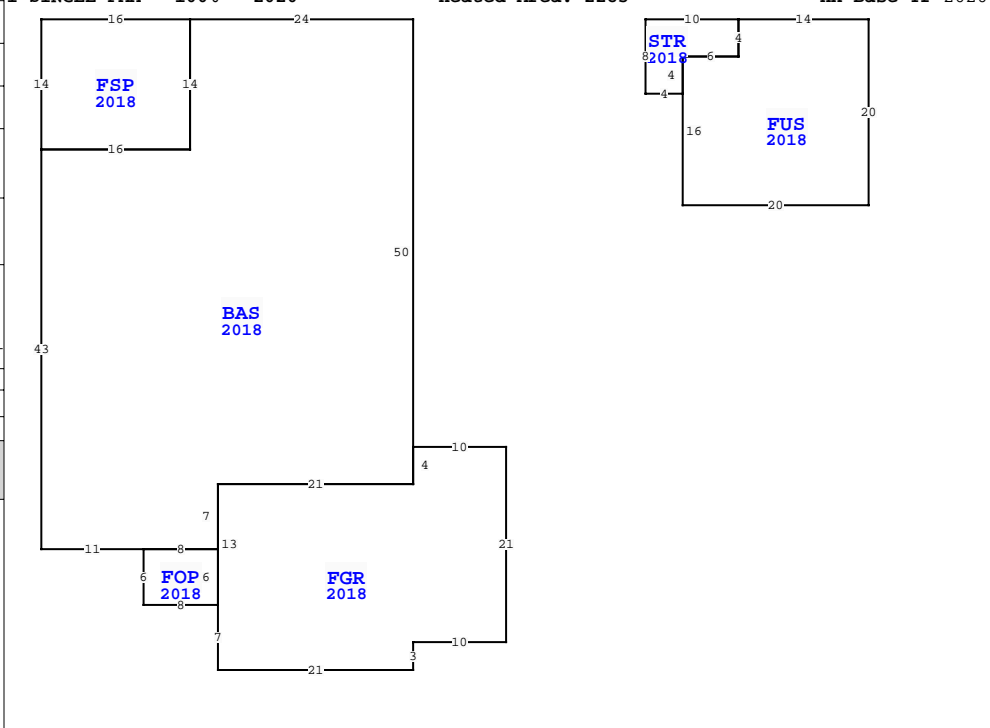


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,741	117.4320	117.43	321,876	2018	2018	0	0	0	2.50	97.50		



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2018	1,909	218,570
FGR	630	55	2018	346	39,615
FOP	48	30	2018	14	1,603
FSP	224	40	2018	90	10,305
FUS	376	100	2018	376	43,050
STR	56	10	2018	6	687
TOTALS	3,243			2,741	313,829

EXTRA FEATURES		96047 BREEZEWAY CT, YULEE	
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BLD DATE		LGL DATE	05/13/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	14	6	SF	6.50	6.50	100	2018	2018	3	97	530	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2018	2018	3	97	4,257	

LAND DESCRIPTION															TOTAL OB/XF										4,787
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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							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	313,829			
TOTAL MARKET OB/XF VALUE	4,787			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	383,616			
SOH/AGL Deduction	121,358			
ASSESSED VALUE	262,258			
TOTAL EXEMPTION VALUE	50,722			
BASE TAXABLE VALUE	211,536			
TOTAL JUST VALUE	383,616			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	373,721			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703468	CO ISSUED	0	04/26/2018
B1703468	NEW CONSTR	294,713	04/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/0353	11/04/2019	WD	Q	I	01	289,000

GRANTOR: BELL MICHELE LEE						
GRANTEE: ORWIG RYAN & KATHLEEN M						
2199/1291	5/29/2018	WD	Q	I	01	267,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BELL MICHELE LEE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N3 E10 N21 W10 S4 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR= E25 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W20 N16 E6 N4\$ S4 W6 S4 W4 N8\$ W25\$.