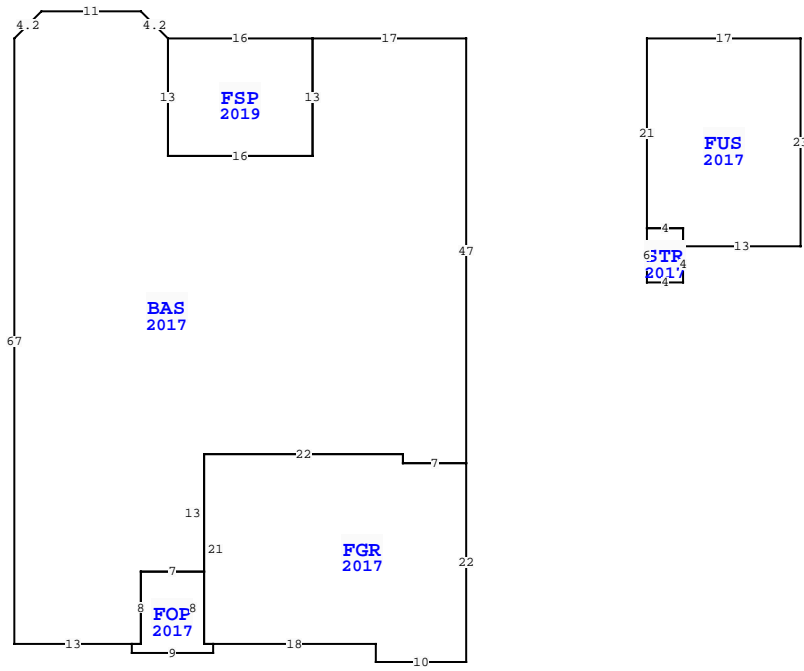


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAS	2,526	100
FGR	622	55
FOP	65	30
FSP	208	40
FUS	383	100
STR	24	10
TOTALS	3,828	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,356	116.3064	116.31	390,336	2017	2017	0	0	3.00	97.00		
1 SINGLE FAM - 100% - 2022 Heated Area: 2909 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			378,626
TOTAL MARKET OB/XF VALUE			5,953
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			449,579
SOH/AGL Deduction			2,823
ASSESSED VALUE			446,756
TOTAL EXEMPTION VALUE	13		446,756
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			449,579
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			439,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702502	CO ISSUED	0	12/01/2017
B1702502	NEW CONSTR	366,126	03/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/0644	5/11/2019	WD Q	Q	I	01	300,000
GRANTOR: WARD SCOTT & APRIL L						
GRANTEE: HICKSON PASSION DAN						
2161/1676	11/30/2017	WD Q	Q	I	01	306,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WARD SCOTT & APRIL						

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	7	7			49.00	SF	6.50	6.50	100	2017	2017	3	96	306	
2	0810	CONCRETE A	0	100	0	0			905.00	SF	6.50	6.50	100	2017	2017	3	96	5,647	

TOTAL OB/XF														5,953			
96033 BREEZEWAY CT, YULEE																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
05/13/2025 MLU																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2017] W17 FSP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR= E20 FUS=[YR=2017] E17 S23 W13 STR=[YR=2017] S4 W4 N6 E4 S2\$ N2 W4 N21\$ W20\$.													

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										