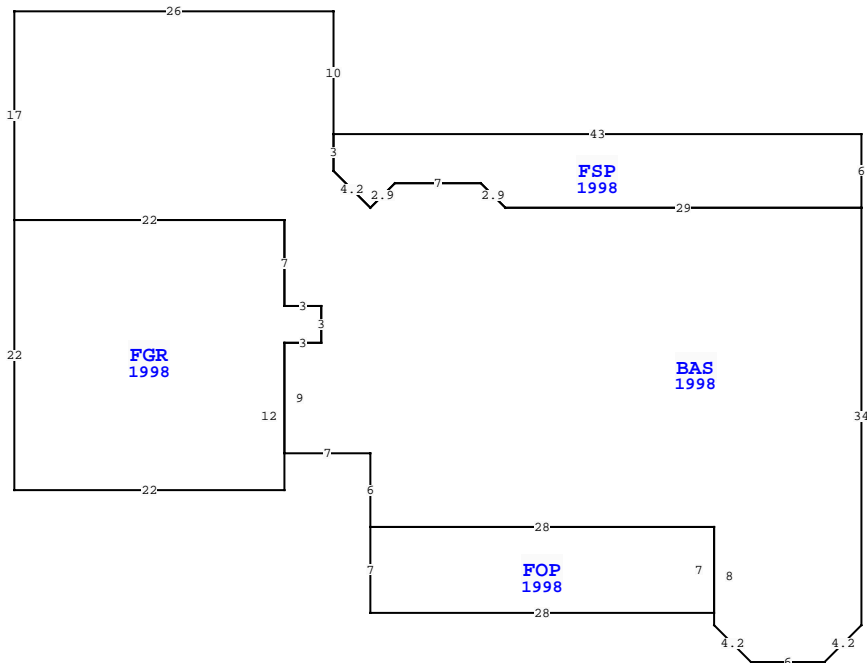


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE	90	
Exterior Wall	20	FACE BRICK	10	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2.5	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.100		
Units	0	100		
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,755	100	1998	1,755
FGR	493	55	1998	271
FOP	196	30	1998	59
FSP	236	40	1998	94
TOTALS	2,680			2,179

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	- 100%	- 1999								
Heated Area: 1755 HX Base Yr 1999											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,936
TOTAL MARKET OB/XF VALUE			69,517
TOTAL LAND VALUE - MARKET			197,965
TOTAL MARKET VALUE			554,418
SOH/AGL Deduction			245,493
ASSESSED VALUE			308,925
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			258,203
TOTAL JUST VALUE			554,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007304	ADDITION	8,400	05/11/2022
22004465	SWIM POOL	67,520	03/22/2022
22001042	REPAIR/RRF	17,000	01/19/2022
MH165769	CO ISSUED	0	12/19/2016
MH165769	MH MOVE-ON	0	08/01/2016
P972430	NEW CONSTR	0	01/07/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0250	10/26/2022	WD	U	I	11	100
GRANTOR: FOSTER ROBERT E & JEN						
GRANTEE: FOSTER FAMILY TRUST						
1228/0307	5/06/2004	WD	U	I	07	100
GRANTOR: FOSTER BILLY B & LORE						
GRANTEE: FOSTER ROBERT E & J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100
2	0861	POOL GUNIT	0	100	26	13	338.00	SF	85.00	85.00	100
3	0911	SCRN RM A	0	100	28	43	1,204.00	SF	17.50	17.50	100
4	0855	CONC PAVER	0	100	0	0	866.00	SF	10.00	10.00	100
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
6	0462	ST/AL FNC	0	100	0	0	1,056.00	SF	10.00	10.00	100
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100

TOTAL OB/XF												69,517			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100		OR	0.00	0.00	2.74	AC	1.00				

BUILDING NOTES											
FSP=[YR=1998] W43 BAS=[YR=1998] N10 W26 S17 FGR=[YR=1998] S22 E22 N12 E3 N3 W3 N7 W22\$ E22 S7 E3 S3 W3 S9 E7 S6											
FOP=[YR=1998] S7 E28 N7 W28\$ E28 S8 D3 R3 E6 U3 R3 N34 W29 U2 L2 W7 D2 L2 U3 L3 N3 \$ S3 D3 R3 U2 R2 E7 D2 R2 E29 N6\$.											

BUILDING DIMENSIONS											
FSP=[YR=1998] W43 BAS=[YR=1998] N10 W26 S17 FGR=[YR=1998] S22 E22 N12 E3 N3 W3 N7 W22\$ E22 S7 E3 S3 W3 S9 E7 S6											
FOP=[YR=1998] S7 E28 N7 W28\$ E28 S8 D3 R3 E6 U3 R3 N34 W29 U2 L2 W7 D2 L2 U3 L3 N3 \$ S3 D3 R3 U2 R2 E7 D2 R2 E29 N6\$.											

LAND DESCRIPTION												TOTAL OB/XF				69,517			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000100	C	RES	100		OR	0.00	0.00	2.74	AC	1.00								

LOTS 54 & 55
IN OR 2601/250
HAVEN FOREST S/D OR 110/537

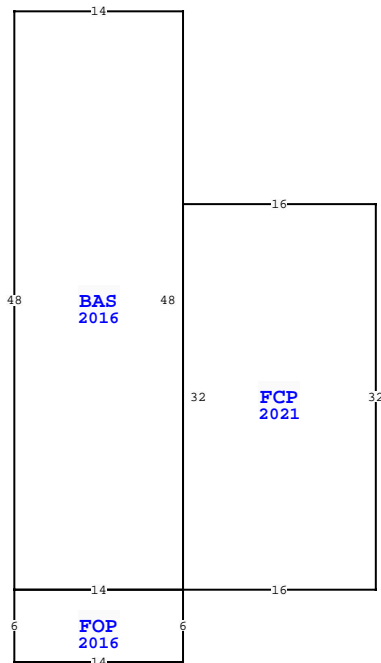
FOSTER FAMILY TRUST/FOSTER ROBERT E TRUSTEE
87601 LENTS ROAD
YULEE, FL 32097

2025

38-3N-27-4690-0054-0000


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 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	2016
FCP	512	25	2021
FOP	84	30	2016
TOTALS	1,268		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	825	147.1600	125.09	103,199	2016	2016	0	0	20.00	80.00
4 M/H 94+ - 100% - 1999			Heated Area: 672			HX Base Yr 1999					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,936
TOTAL MARKET OB/XF VALUE			69,517
TOTAL LAND VALUE - MARKET			197,965
TOTAL MARKET VALUE			554,418
SOH/AGL Deduction			245,493
ASSESSED VALUE			308,925
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			258,203
TOTAL JUST VALUE			554,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974420	NEW CONSTR	84,991	11/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0250	10/26/2022	WD	U	I	11	100
GRANTOR: FOSTER ROBERT E & JEN						
GRANTEE: FOSTER FAMILY TRUST						
1228/0307	5/06/2004	WD	U	I	07	100
GRANTOR: FOSTER BILLY B & LORE						
GRANTEE: FOSTER ROBERT E & J						

EXTRA FEATURES											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
87601 LENTS RD, YULEE			04/11/2025 MLU		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W14 S48 FOP=[YR=2016] S6 E14 N6 W14\$ E14											
FCP=[YR=2021] E16 N32 W16 S32\$ N48\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV