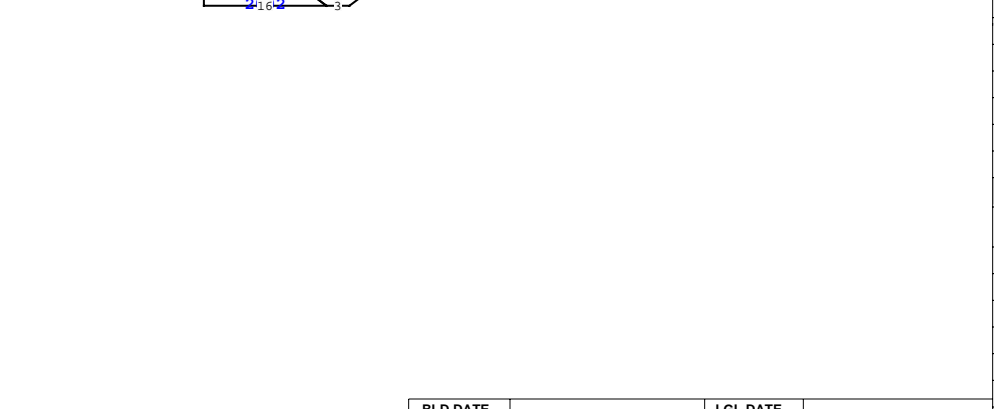


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,482	116.2224	116.22	288,458	1960	1980		0	0	18.00	82.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,536
TOTAL MARKET OB/XF VALUE			14,016
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			375,552
SOH/AGL Deduction			170,010
ASSESSED VALUE			205,542
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			154,820
TOTAL JUST VALUE			375,552
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,331



Quality	04	Quality Level 04			
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	SUBAREA MARKET VALUE
BAL	200	15	2017	30	2,859
BAS	1,349	100	1993	1,349	128,560
FGR	672	55	1993	370	35,261
FOP	66	30	2002	20	1,906
FSP	272	40	2005	109	10,388
FUS	600	100	1996	600	57,180
STR	39	10	2017	4	381
TOTALS	3,198			2,482	236,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94301413	ADDITION	29,952	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0162	12/20/2017	WD Q	Q	I	01	196,500
GRANTOR: S & I MANAGEMENT LLC						
GRANTEE: CLOUGH STACY L & SH						
2097/0651	12/22/2016	QC U	U	I	11	100
GRANTOR: S & I MANAGEMENT LLC						
GRANTEE: S & I MANAGEMENT LL						

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	0812	CONCRETE C	0	100	42	25		SF	4.00	100	1996	1996	3	70	2,940	
2	0500	FP-PRE FAB	0	100	0	0		UT	3,500.00	100	1999	1999	3	81	2,835	
3	0810	CONCRETE A	0	100	28	15		SF	4.88	100	2005	2005	3	84	1,720	
4	0510	GARAGE WD-	0	100	23	30		SF	26.25	100	2005	2005	3	36	6,521	

96231 WILL YOUNG RD, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=1993] W28 BAS=[YR=1993] W11 N8 FSP=[YR=2005] N8 W34 S8 E34 \$ W34 S32 E22 FOP=[YR=2002] S3 E16 U3 L4 N2 W12 S2\$ N2 E12 S2 R4 D3 E3 R4 U3 N24\$ S24 E28 N24\$ PTR= E45 FUS=[YR=1996] S24 W25 N24 E5 BAL=[YR=2017] N7 STR=[YR=2017] W8 N8 E3 S5 E5 S3\$ N3 E20 S10 W20 \$ E20\$ W45 \$.													

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	000100	C	RES	100		RMH	100.00	200.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							