



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	2017	1,668	205,869
FGR	362	55	2017	199	24,561
FOP	32	30	2017	10	1,234
FOP	96	30	2017	29	3,579
FST	18	55	2017	10	1,234
TOTALS	2,176			1,916	236,478

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	0	0	0	504.00	SF	5.20	5.20	100	2017	2017	3	96	2,516	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
		RES

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	127.2383	127.24	243,792	2017	2017	0	0	0	3.00	97.00
1 SINGLE FAM - 0% - 2023												
Heated Area: 1668												
HX Base Yr												

86005 SANDS WAY, YULEE	BLD DATE	05/17/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF												
2,516												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,478	
TOTAL MARKET OB/XF VALUE		2,516	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		288,994	
SOH/AGL Deduction		0	
ASSESSED VALUE		288,994	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		288,994	
TOTAL JUST VALUE		288,994	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,358	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008944	CO ISSUED	0	10/11/2017
17004316	NEW CONSTR	209,674	05/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0069	12/09/2022	WD	Q	I	01	315,000
GRANTOR: STEWART GREGORY L & N						
GRANTEE: PROGRESS JACKSONVIL						
2151/1522	10/12/2017	WD	Q	I	01	205,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STEWART GREGORY L &						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2017] W4 FOP=[YR=2017] N8 W12 S8 E12\$ W31 S13 W2 S42 E11 FOP=[YR=2017] S2 E7FGR=[YR=2017] S1 E19 N20 W10 FST=[YR=2017] W6 S3 E6 N3\$ S3 W6 N3 W3 S19\$ N5 W6 S3 W1\$ E1 N3 E6 N14 E19 N38\$.		