

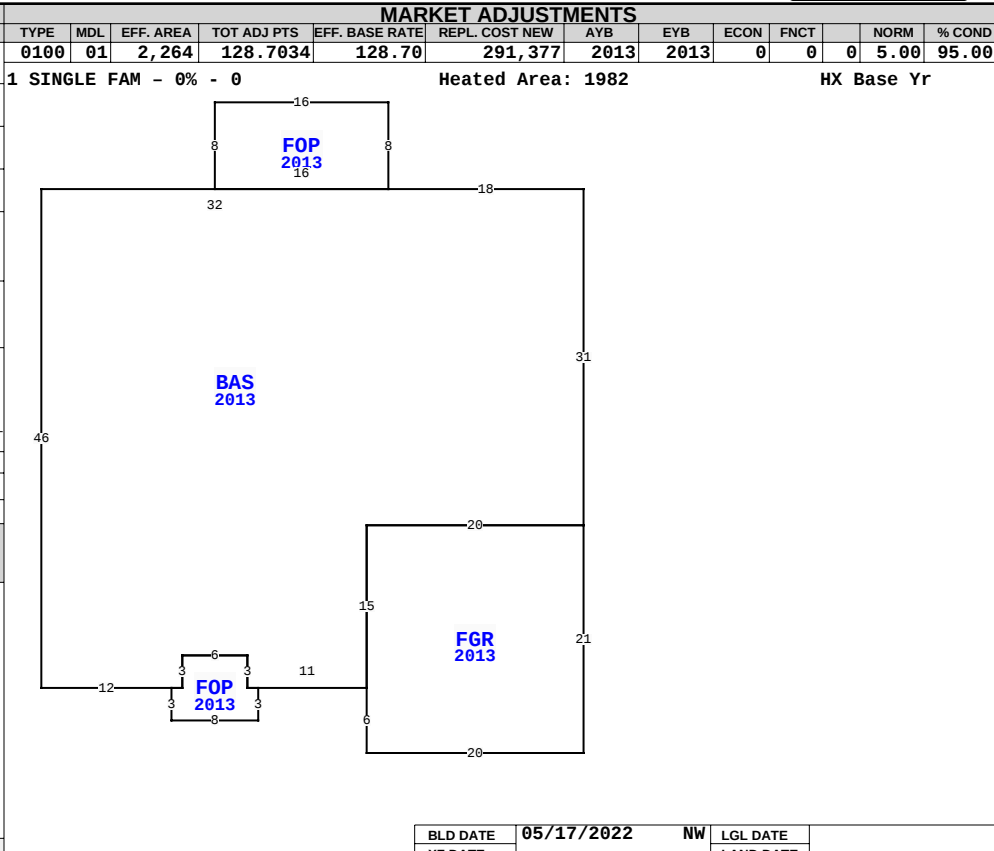


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2013	1,982	242,329
FGR	420	55	2013	231	28,244
FOP	42	30	2013	13	1,589
FOP	128	30	2013	38	4,646
TOTALS	2,572			2,264	276,808

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	608.00	SF	5.20



86159 VEGAS BLVD, YULEE	BLD DATE 05/17/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									4
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					276,808				
TOTAL MARKET OB/XF VALUE					2,940				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					329,748				
SOH/AGL Deduction					3,036				
ASSESSED VALUE					326,712				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					326,712				
TOTAL JUST VALUE					329,748				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					317,334				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327438	CO ISSUED	0	11/12/2013
P1316739	NEW CONSTR	0	08/01/2013
B1327438	NEW CONSTR	234,761	07/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2311/0426	10/04/2019	SW	U	I	12	200,000	
GRANTOR: FIRST FEDERAL BANK							
GRANTEE: ESML LLC							
2251/1003	1/17/2019	CT	U	I	18	170,100	
GRANTOR: CLERK OF COURT							
GRANTEE: FIRST FEDERAL BANK							

BUILDING NOTES									
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BUILDING DIMENSIONS														
BAS=[YR=2013]	W18	FOP=[YR=2013]	N8	W16	S8	E16	\$	W32	S46	E12				
FOP=[YR=2013]	S3	E8	N3	W1	N3	W6	S3	W1	\$	E1	N3	E6	S3	E11
FGR=[YR=2013]	S6	E20	N21	W20	S15	\$	N15	E20	N31	\$	.			

LAND DESCRIPTION										TOTAL OB/XF										2,940									
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												