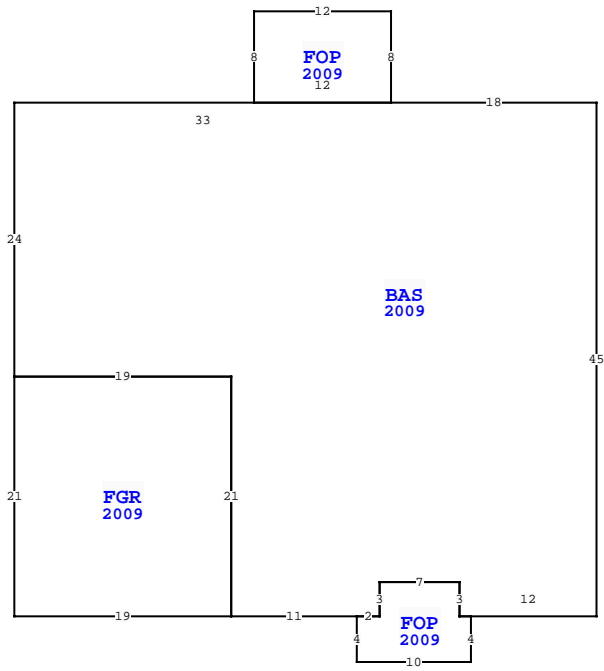


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,875	100	2009
FGR	399	55	2009
FOP	61	30	2009
FOP	96	30	2009
TOTALS	2,431		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,141	120.1382	120.14	257,220	2009	2009	0	0	7.10	92.90
1 SINGLE FAM - 100% - 2019 Heated Area: 1875 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			238,957
TOTAL MARKET OB/XF VALUE			5,886
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			294,843
SOH/AGL Deduction			117,498
ASSESSED VALUE			177,345
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			126,623
TOTAL JUST VALUE			294,843
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22865	CO ISSUED	0	01/08/2010
E0922154	ELEC OTHER	2,000	10/01/2009
M0914884	H/AC	0	10/01/2009
P0913955	OTHER	0	10/01/2009
R12088	REPAIR/RRF	3,000	09/01/2009
B22865	NEW CONSTR	156,816	09/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/0080	1/02/2018	WD Q	Q	I	01	206,000
GRANTOR: NETTLES RICHARD A &						
GRANTEE: NGUYEN KHOA VAN & S						
1757/1621	8/31/2011	WD Q	Q	I	01	157,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NETTLES RICHARD A &						

EXTRA FEATURES		86045 OSHEAS PL, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100
2	0500	FP-PRE FAB	0 100

BLD DATE	05/17/2022	NW	LGL DATE													
XF DATE			LAND DATE													
INC DATE			AG DATE													
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	0811	CONCRETE B	0 100	0	0	576.00	SF	5.20	5.20	100	2009	2009	3	89	2,666	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2009] W18 FOP=[YR=2009] N8 W12 S8 E12 \$ W33 S24	
FGR=[YR=2009] S21 E19 N21 W19 \$ E19 S21 E11 FOP=[YR=2009]	
S4 E10 N4 W1 N3 W7 S3 W2 \$ E2 N3 E7 S3 E12 N45 \$.	

LAND DESCRIPTION		TOTAL OB/XF															5,886							
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							