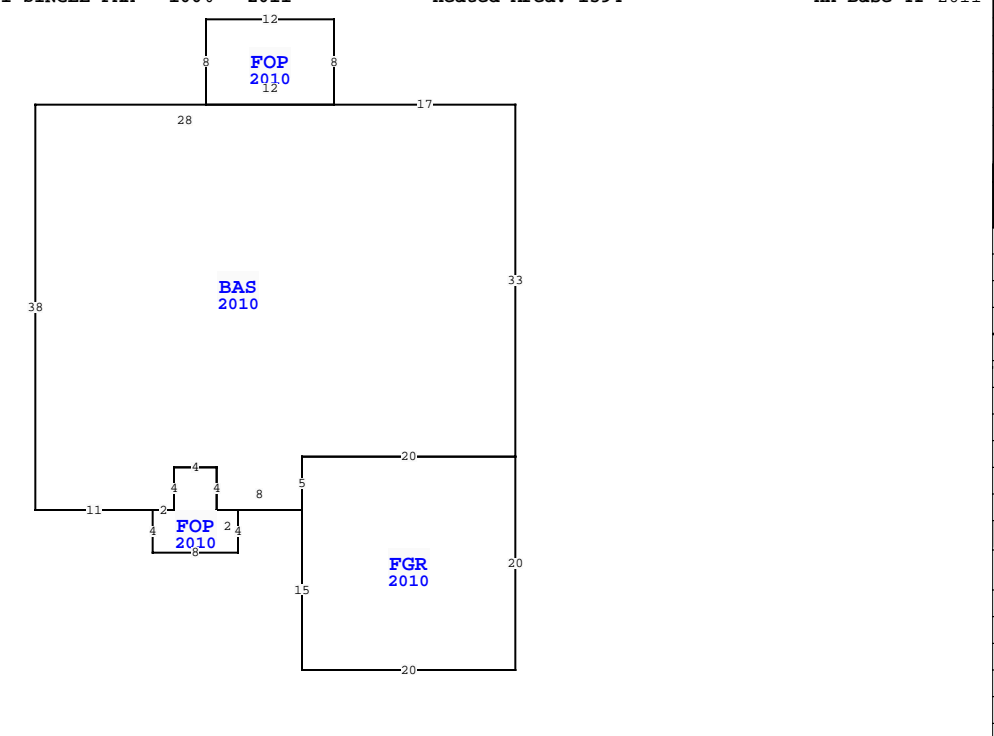




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
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	1,857	121.2652	121.27	225,198	2010	2010	0	0	6.60	93.40

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			210,335
TOTAL MARKET OB/XF VALUE			3,335
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			263,670
SOH/AGL Deduction			125,291
ASSESSED VALUE			138,379
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			87,657
TOTAL JUST VALUE			263,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,249



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	1,594	100	2010	1,594	180,546
FGR	400	55	2010	220	24,918
FOP	48	30	2010	14	1,586
FOP	96	30	2010	29	3,285
TOTALS	2,138			1,857	210,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22943	CO ISSUED	0	03/03/2010
E22260	ELEC OTHER	0	11/01/2009
M14935	H/AC	0	11/01/2009
P0914001	OTHER	0	10/01/2009
B0922943	NEW CONSTR	140,448	10/01/2009
R0912139	REPAIR/RRF	3,000	10/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0789	10/19/2021	WD	U	I	11	100
GRANTOR: JENKINS PAMELA ANN						
GRANTEE: JENKINS PAMELA A &						
1706/1892	10/14/2010	WD	Q	I	01	165,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JENKINS PAMELA ANN						

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	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2010	2010	3	90	3,335	

BLD DATE		05/17/2022	NW	LGL DATE	
XF DATE				LAND DATE	
INC DATE				AG DATE	
86035 OSHEAS PL, YULEE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2010] W17 FOP=[YR=2010] N8 W12 S8 E12\$ W28 S38 E11											
FOP=[YR=2010] S4 E8 N4 W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E8											
FGR=[YR=2010] S15 E20 N20 W20 S5\$ N5 E20 N33\$.											

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	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							