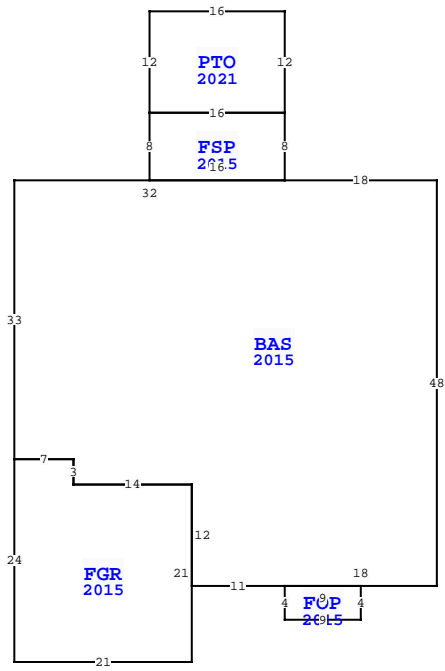




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,127	100	2015
FGR	462	55	2015
FOP	36	30	2015
FSP	128	40	2015
PTO	192	5	2021
TOTALS	2,945		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
				Heated Area:	2127			HX Base Yr	2023		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			288,308
TOTAL MARKET OB/XF VALUE			2,826
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			341,134
SOH/AGL Deduction			139,085
ASSESSED VALUE			202,049
TOTAL EXEMPTION VALUE	SX HX HB		100,722
BASE TAXABLE VALUE			101,327
TOTAL JUST VALUE			341,134
NCON VALUE			-3,245
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429333	CO ISSUED	0	02/10/2015
B1429333	NEW CONSTR	261,971	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1498	3/22/2022	WD	Q	I	02	380,000
GRANTOR: CLOWER MOLLY						
GRANTEE: BEIGH FRANCES						
2188/0028	4/04/2018	WD	Q	I	01	230,000
GRANTOR: MUSSELWHITE STEVEN A						
GRANTEE: CLOWER MOLLY						

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	0811	CONCRETE B	0	100	0	0			5.20	100	2015	2015	3	95	2,826	

BLD DATE		05/17/2022	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
86022 RIO WAY, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2015;ORIG=0,0] W18 W32 S33 E7 S3 E14 S12 E11 E18 N48 \$	
FGR=[YR=2015;ORIG=-50,33] S24 E21 N21 W14 N3 W7 \$	
FSP=[YR=2015;ORIG=-18,0] N8 W16 S8 E16 \$	
FOP=[YR=2015;ORIG=-18,48] S4 E9 N4 W9 \$	
PTO=[YR=2021;ORIG=-34,-8] E16 N12 W16 S12 \$	

LAND DESCRIPTION		TOTAL OB/XF															2,826							
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							