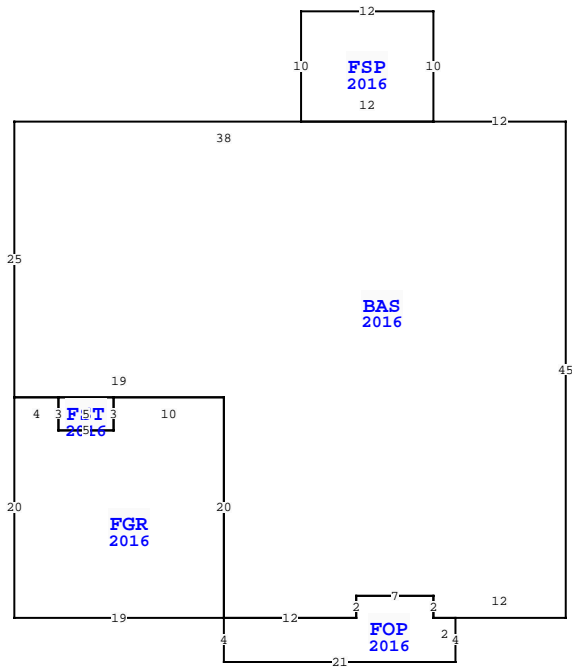




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,856	100	2016
FGR	365	55	2016
FOP	98	30	2016
FSP	120	40	2016
FST	15	55	2016
TOTALS	2,454		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,142	128.7034	128.70	275,675	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1856 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,026
TOTAL MARKET OB/XF VALUE			6,261
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			322,287
SOH/AGL Deduction			90,950
ASSESSED VALUE			231,337
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			180,615
TOTAL JUST VALUE			322,287
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531148	CO ISSUED	0	02/26/2016
B1531148	NEW CONSTR	231,165	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1953	3/07/2016	WD Q	Q	I	01	206,600
GRANTOR: SEDA CONSTRUCTION						
GRANTEE: FRAZIER JOHN H & SA						
1666/0616	1/28/2010	WD U	V		30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	21	3	SF	6.50	6.50	100	2016
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2016
TOTAL OB/XF 6,261											

BUILDING NOTES	
86052 PARIS PL, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2016] W12 FSP=[YR=2016] N10 W12 S10 E12\$ W38 S25	
FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E21 N4 W2 N2 W7 S2	
W12\$ N20 W10 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S20	
E12 N2 E7 S2 E12 N45\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,261																						
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							