



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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 4071.0100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2020	2,133	266,281
FGR	471	55	2020	259	32,334
FOP	108	30	2020	32	3,995
FSP	140	40	2020	56	6,991
TOTALS	2,852			2,480	309,600

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	503.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,480	126.7392	126.74	314,315	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2025 Heated Area: 2133 HX Base Yr 2025											

86514 REST HAVEN CT, YULEE									
BLD DATE		05/17/2022		NW		LGL DATE			
XF DATE						LAND DATE			
INC DATE						AG DATE			

TOTAL OB/XF									
3,204									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,600	
TOTAL MARKET OB/XF VALUE		3,204	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		362,804	
SOH/AGL Deduction		98,810	
ASSESSED VALUE		263,994	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		208,272	
TOTAL JUST VALUE		362,804	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000239	CO ISSUED	0	01/09/2020
B1910650	NEW CONSTR	291,042	10/09/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2721/1740	6/18/2024	WD	Q	I	01
GRANTOR: BONET KEITH & YOLANDA					
GRANTEE: SNYDER JEANIE MARIE					
2341/0410	2/21/2020	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: BONET KEITH					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020;ORIG=0,0] W23 S10 W14 W13 S33 E11 N3 E10 S8 E6 S6 E23 N54 \$									
FGR=[YR=2020;ORIG=-50,43] S21 E21 N6 N10 N8 W10 S3 W11 \$									
FSP=[YR=2020;ORIG=-23,0] W14 S10 E14 N10 \$									
FOP=[YR=2020;ORIG=-29,58] E18 N4 W12 N6 W6 S10 \$									