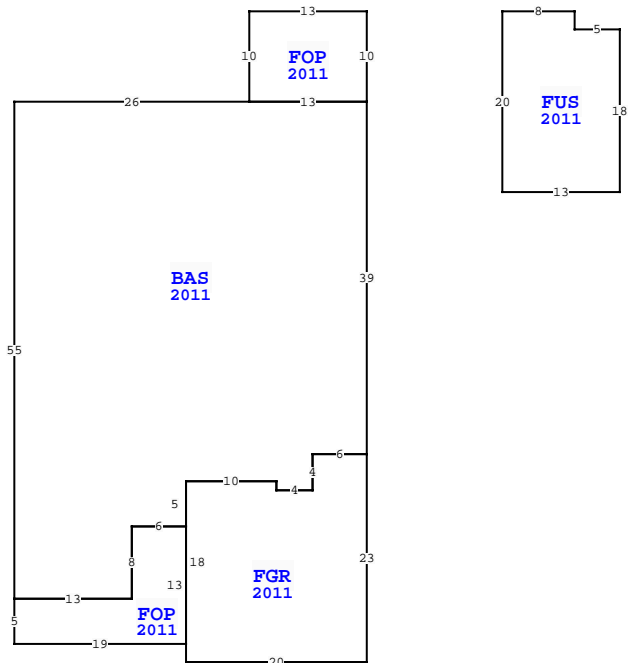




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	11	CLAY TILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		5	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4063.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,823	100	2011	1,823
FGR	414	55	2011	228
FOP	130	30	2011	39
FOP	143	30	2011	43
FUS	250	100	2011	250
TOTALS	2,760			2,383

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,383	123.5388	123.54	294,396	2011	2011	0	0	6.15	93.85
1 SINGLE FAM - 100% - 2021 Heated Area: 2073 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			276,291
TOTAL MARKET OB/XF VALUE			55,678
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			456,969
SOH/AGL Deduction			133,292
ASSESSED VALUE			323,677
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			272,955
TOTAL JUST VALUE			456,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009287	SWIM POOL	89,098	10/01/2022
C24378	CO ISSUED	0	05/25/2011
M16037	H/AC	0	03/01/2011
B24378	NEW CONSTR	230,414	02/01/2011
P14659	OTHER	0	02/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	12/11/2020	CN	Q	I	01	269,400
GRANTOR: DIAZ KEOWA & DANIEL (
GRANTEE: JOHNSON CEDRIC						
1740/1834	5/31/2011	WD	Q	I	01	188,500
GRANTOR: D R HORTON INC						
GRANTEE: DIAZ KEOWA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	1,133.00	SF	4.00	4.00	100
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100
3	0861	POOL GUNIT	1	100	0	0	428.00	SF	85.00	85.00	100
4	0855	CONC PAVER	1	100	0	0	532.00	SF	10.00	10.00	100
5	0476	VF 6 SBPL	1	100	0	0	102.00	LF	32.00	32.00	100
6	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100
7	0462	ST/AL FNC	1	100	0	0	660.00	SF	10.00	10.00	100

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
1	000116	C	RES MARSH	100	0003	RSF-1	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
97002 COBBLER CT, YULEE											

BUILDING DIMENSIONS											
FOP=[YR=2011] W13 S10 BAS=[YR=2011] W26 S55 FOP=[YR=2011] S5 E19 FGR=[YR=2011] S2 E20 N23 W6 S4 W4 N1 W10 S18 \$ N13 W6 S8 W13\$ E13 N8 E6 N5 E10 S1 E4 N4 E6 N39 W13\$ E13 N10\$ PTR=E15 FUS=[YR=2011] E8 S2 E5 S18 W13 N20\$ W15\$.											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100	0003	RSF-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	125,000.00	125,000.00	125,000							