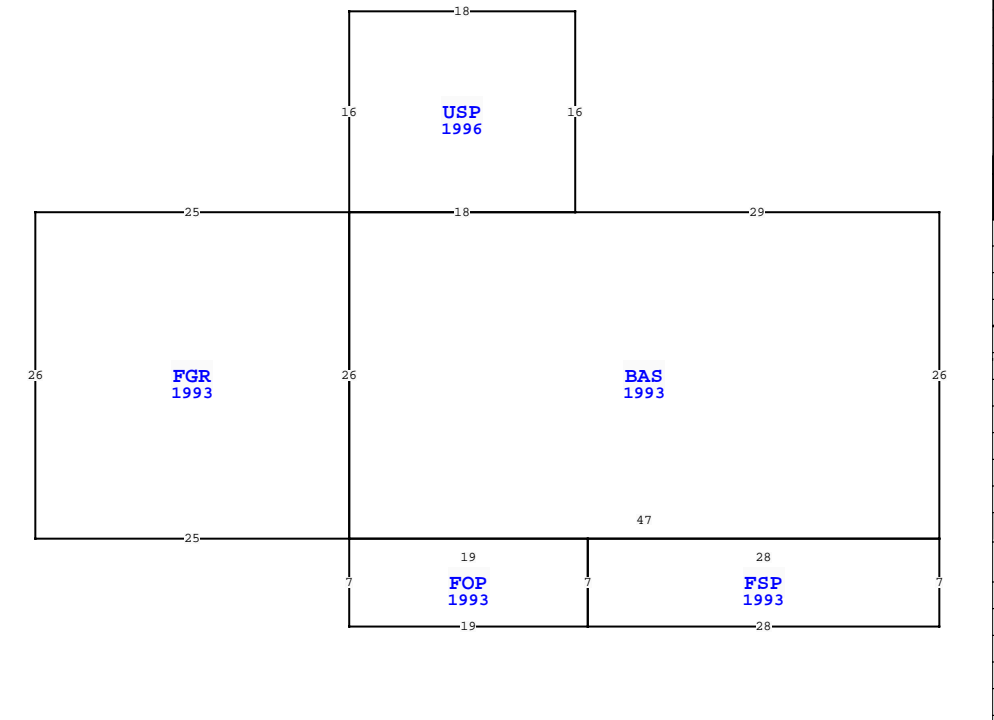


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,784	126.5000	126.50	225,676	1985	2010	0	0	0	7.00	93.00		



Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,222	100
FGR	650	55
FOP	133	30
FSP	196	40
USP	288	30
TOTALS	2,489	

85016 DERRICK RD, YULEE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,879
TOTAL MARKET OB/XF VALUE			2,929
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			297,808
SOH/AGL Deduction			102,482
ASSESSED VALUE			195,326
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			144,604
TOTAL JUST VALUE			297,808
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			265,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1401	7/10/2025	WD	Q	I	01	330,000
GRANTOR: BERNARD CHARLES E & A						
GRANTEE: PORTER PATRICK MICH						
2347/1759	3/13/2020	WD	Q	I	01	215,000
GRANTOR: SUTTON JOEY F						
GRANTEE: BERNARD CHARLES E &						

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	0812	CONCRETE C	0	100	0	1,046.00	SF	4.00	4.00	100	1996	1996	3	70	2,929	

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/09/2025 MLU													

BUILDING DIMENSIONS													
BAS=[YR=1993] W29 USP=[YR=1996] N16 W18 S16 FGR=[YR=1993] W25 S26 E25 FOP=[YR=1993] S7 E19 FSP=[YR=1993] E28 N7 W28 S7\$ N7 W19\$ N26\$ E18\$ W18 S26 E47 N26\$.													

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							