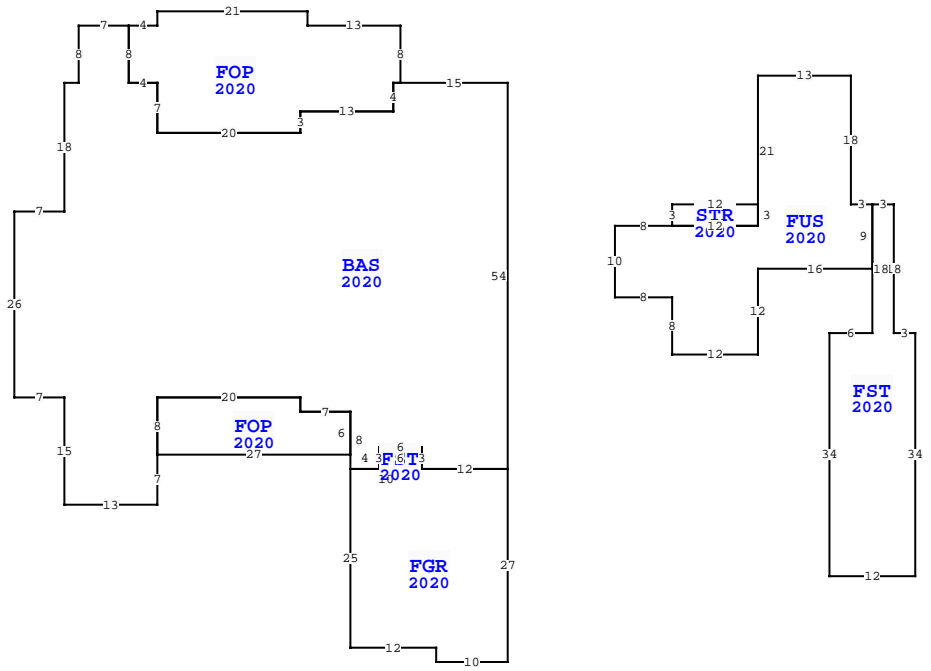


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	13	LVT/LAMNT	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	4	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	0 100	
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,185	100	2020
FGR	570	55	2020
FOP	202	30	2020
FOP	538	30	2020
FST	18	55	2020
FST	462	55	2020
FUS	674	100	2020
STR	36	10	2020
TOTALS	5,685		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,663	116.0931	183.43	855,334	2020	2020	0	0	1.50	98.50
1 SFR CUST - 100% - 2021 Heated Area: 3859 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	842,504		
TOTAL MARKET OB/XF VALUE	99,146		
TOTAL LAND VALUE - MARKET	170,000		
TOTAL MARKET VALUE	1,111,650		
SOH/AGL Deduction	539,093		
ASSESSED VALUE	572,557		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	521,835		
TOTAL JUST VALUE	1,111,650		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,019,716		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005774	SWIM POOL	70,000	08/01/2020
C1904674	CO ISSUED	0	02/18/2020
19004674	NEW CONSTR	469,003	05/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1428	10/19/2018	SW	Q	V	02	75,000
GRANTOR: SHIVER JEFFREY S & AL						
GRANTEE: LUTZEN JASON & STEP						
2130/0551	6/29/2017	WD	Q	V	02	73,000
GRANTOR: BREWER JEFFREY K						
GRANTEE: SHIVER JEFFREY S &						

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	0810	CONCRETE A	0	100	75	3		6.50	6.50	100	2020	2020	3	98	1,433	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2020	2020	3	98	11,415	
3	0504	FP-ELECTRI	0	100	0	0		2,000.00	2,000.00	100	2020	2020	3	99	1,980	
4	0600	SUMMER KIT	0	100	0	0		7,500.00	7,500.00	100	2021	2021	3	90	6,750	
5	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2021	2021	3	93	45,059	
6	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2021	2021	3	99	16,088	
7	1134	LANDSCP BL	0	100	26	0		3.00	3.00	100	2021	2021	3	100	156	
8	0462	ST/AL FNC	0	100	414	0		10.00	10.00	100	2021	2021	3	93	15,401	
9	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2021	2021	3	96	864	

BLD DATE				LGL DATE			
04/04/2023				04/01/2025			
XF DATE				LAND DATE			
INC DATE				AG DATE			

BUILDING NOTES	
96051 SOUTHERN PRIDE CT, YULEE	
TOTAL OB/XF 99,146	

LAND DESCRIPTION																								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

BUILDING DIMENSIONS														
BAS=[YR=2020] W15 FOP=[YR=2020] N8 W13 N2 W21 S2 W4 S8 E4 S7 E20 N3 E13 N4 E1\$ W1 S4 W13 S3 W20 N7 W4 N8 W7 S8 W2 S18 W7 S26 E7 S15 E13 N7 FOP=[YR=2020] E27 N6 W7 N2 W20 S8\$ N8 E20 S2 E7 S8 FGR=[YR=2020] S25 E12 S2 E10 N27 W12 FST=[YR=2020] N3 W6 S3 E6\$ W10\$ E4 N3 E6 S3 E12 N54\$ PTR=E15 S20 FUS=[YR=2020] E8 STR=[YR=2020] N3 E12 S3 W12\$ E12 N21 E13 S18 E3 FST=[YR=2020] E3 S18 E3 S34 W12 N34 E6 N18\$ S9 W16 S12 W12 N8 W8 N10\$ W15 N20\$.														