

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
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	2,413	123.4310	123.43	297,837	2021	2021	0	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2022 Heated Area: 1975 HX Base Yr 2022														

QUALITY	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2021	1,975	241,336
FGR	635	55	2021	349	42,646
FOP	49	30	2021	15	1,832
FSP	185	40	2021	74	9,043
TOTALS	2,844			2,413	294,859

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	1,123.00	SF	4.00	4.00	100	2021	2021	3	99	4,447	
2	0810	CONCRETE A	0	100	0	484.00	SF	6.50	6.50	100	2021	2021	3	99	3,115	

96920 SLATE CT, YULEE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			294,859
TOTAL MARKET OB/XF VALUE			7,562
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			377,421
SOH/AGL Deduction			113,986
ASSESSED VALUE			263,435
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			212,713
TOTAL JUST VALUE			377,421
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013114	CO ISSUED	0	10/29/2021
B2013114	NEW CONSTR	281,552	01/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/0320	10/29/2021	WD	Q	I	01	346,700

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: GAYLOR GREGORY W &
2353/1516 4/10/2020 WD Q V 05 387,500
GRANTOR: BLACKROCK PARK LLP
GRANTEE: NEW ATLANTIC BUILDE

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2021] W21 FSP=[YR=2021] N5 W19 S10 E18 N5 E1\$ W1 S5 W18 S57 E11 FOP=[YR=2021] S1 E9 FGR=[YR=2021] S2 E20 N2 E10 N20 W25 S1 W5 S19\$ N6 W8 S5 W1\$ E1 N5 E8 N13 E5 N1 E15 N43\$.	

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							