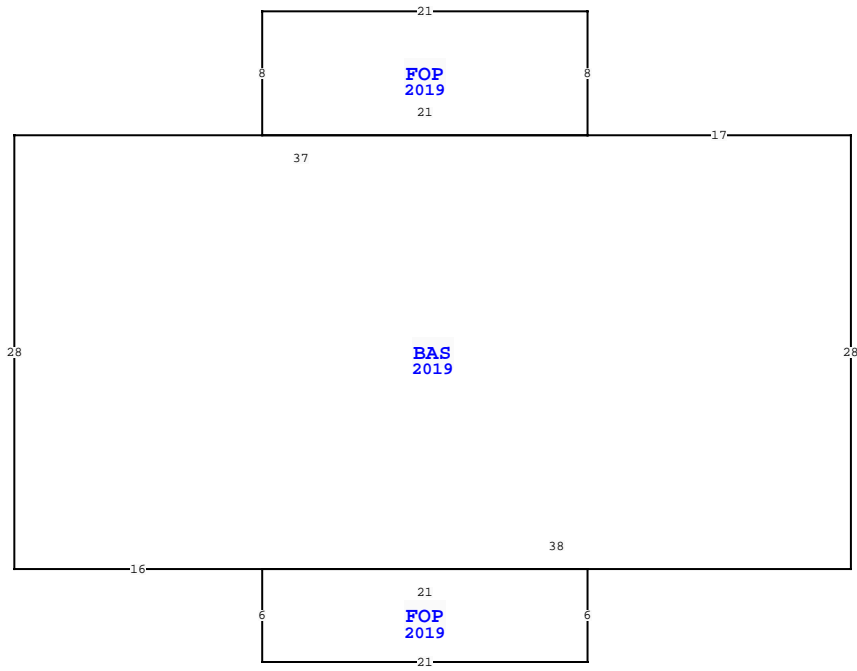


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2019
FOP	126	30	2019
FOP	168	30	2019
TOTALS	1,806		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,600	133.6047	133.60	213,760	2019	2019	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2008 Heated Area: 1512 HX Base Yr 2008													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,622
TOTAL MARKET OB/XF VALUE			47,941
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			398,563
SOH/AGL Deduction			105,821
ASSESSED VALUE			292,742
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			242,020
TOTAL JUST VALUE			398,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017643	SWIM POOL	35,000	11/30/2022
19001231	CO ISSUED	0	02/08/2019
18007231	NEW CONSTR	186,122	07/17/2018
18001548	DEMOLITION	2,000	01/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/0463	2/28/2018	QC	U	I	11	34,000
GRANTOR: WATSON JACK						
GRANTEE: WATSON JACK & KELLY						
1502/1201	5/31/2007	WD	Q	I		80,000
GRANTOR: THORNTON DOTTIE E						
GRANTEE: WATSON JACK						

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	0510	GARAGE WD-	0	100	37	27	999.00	SF	35.00	35.00	100	1990	1990	3	20	6,993	
2	0811	CONCRETE B	0	100	0	0	847.00	SF	4.68	4.68	100	1995	1995	3	68	2,695	
3	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	100	2022	2022	3	99	3,861	
4	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	100	2022	2022	3	93	3,095	
5	0866	POOL FIBER	1	100	33	12	396.00	SF	72.00	72.00	100	2024	2023		97	27,657	
6	0810	CONCRETE A	1	100	0	0	560.00	SF	6.50	6.50	100	2024	2023		100	3,640	

TOTAL OB/XF													
86442 YULEE HILLS RD, YULEE													
47,941													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W17 FOP=[YR=2019] N8 W21 S8 E21\$ W37 S28 E16													
FOP=[YR=2019] S6 E21 N6 W21\$ E38 N28\$.													

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		RM	150.00	291.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

