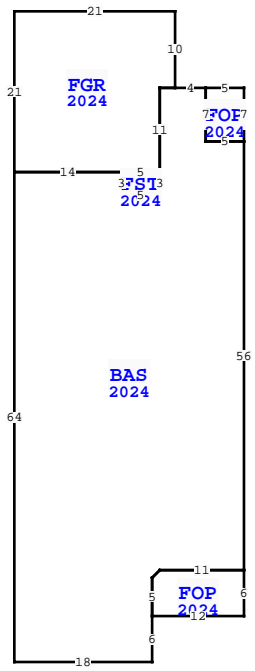


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,848	100	2024
FGR	419	55	2024
FOP	35	30	2024
FOP	72	30	2024
FST	15	55	2024
TOTALS	2,389		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,118	112.2100	117.82	249,543	2023	2023	0	0	0.50	99.50
1 SINGLE FAM 0% - 2024 Heated Area: 1848 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,295
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		315,295
SOH/AGL Deduction		0
ASSESSED VALUE		315,295
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		315,295
TOTAL JUST VALUE		315,295
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		318,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005480	CO ISSUED	0	03/01/2023
22012117	NEW CONSTR	297,388	08/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0989	3/31/2023	WD	Q	I	01	362,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2572/1294	6/21/2022	SW	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

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

BUILDING NOTES	
75400 FOX CROSS AV, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=61,4] E4 S7 E5 S56 W11 D1L1 S5 S6 W18 N64 E14 S3 E5 N3 N11 E2 \$	
FGR=[YR=2024;ORIG=40,-6] E21 S10 W2 S11 W5 W14 N21 \$	
FOP=[YR=2024;ORIG=59,67] E11 S6 W12 N5 U1R1 \$	
FOP=[YR=2024;ORIG=70,11] W5 N7 E5 S7 \$	
FST=[YR=2024;ORIG=54,15] E5 S3 W5 N3 \$	

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	0	0003	PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							