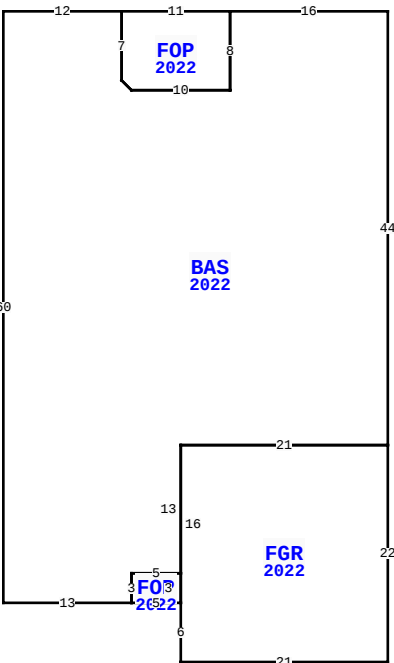


OUELLETTE AMY MARIE & PETER R
70361 WINDING RIVER DR
YULEE, FL 32097

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100		0100	01	2,186	111.9160	117.51	256,877	2022	2022	0	0	0	1.00	99.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2023										Heated Area: 1902				HX Base Yr 2023										
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 60																										
Interior Floo		11	CLAY TILE 40																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																Tax Group: 4		Tax Dist:								
Bedrooms			4 100																BUILDING MARKET VALUE		254,308								
Bathrooms			2 100																TOTAL MARKET OB/XF VALUE		0								
Frame		02	WOOD FRAME 100																TOTAL LAND VALUE - MARKET		54,000								
Stories		1.	1. 100																TOTAL MARKET VALUE		308,308								
Units		0	0 100																SOH/AGL Deduction		53,284								
Occupancy		00	NONE 100																ASSESSED VALUE		255,024								
																			TOTAL EXEMPTION VALUE		HX HB		51,411						
																			BASE TAXABLE VALUE		203,613								
																			TOTAL JUST VALUE		308,308								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		302,449								
Quality		03	Quality Level 03																PERMIT NUM		DESCRIPTION		AMT		ISSUED				
DOR CODE		0100	SINGLE FAMILY																21011149		CO ISSUED		0		07/28/2022				
MAP NUM			MKT AREA		05																21011149		NEW CONSTR		275,592		08/23/2021		
NEIGHBORHOOD/LOC		5009.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,902	100	2022	1,902	221,269																								
FGR	462	55	2022	254	29,550																								
FOP	15	30	2022	4	465																								
FOP	88	30	2022	26	3,024																								
TOTALS		2,467			2,186	254,308																							
EXTRA FEATURES					70361 WINDING RIVER DR, YULEE										BLD DATE				LGL DATE		04/09/2026		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000												