



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	197,515
FOP	488	30	2015	146	19,806
UOP	154	20	2004	31	4,206
UST	72	45	2018	32	4,341
TOTALS	2,170			1,665	225,868

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0300	BOAT DCK W
3	0940	SHEDS/PORT
4	1242	WD DECK A
5	0681	POLE SHED
6	0510	GARAGE WD-
7	0681	POLE SHED
8	0681	POLE SHED
9	0300	BOAT DCK W
10	0310	AL GANG WY

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,665	115.5000	160.54	267,299	1981	1991	0	0	0 15.50	84.50	
1 SNGL FAM 100% - 2016 Heated Area: 1456 HX Base Yr 2016												
				BLD DATE					LGL DATE	03/27/2026 MLU		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
2	0300	BOAT DCK W	0 100	135	5	675.00	SF	40.00	40.00	100	1988	1988	3	20	5,400	
3	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	2014	2014	3	55	3,960	
4	1242	WD DECK A	0 100	42	10	420.00	SF	10.00	10.00	100	2014	2014	3	55	2,310	
5	0681	POLE SHED	0 100	32	10	320.00	SF	15.00	15.00	100	2014	2014	3	68	3,264	
6	0510	GARAGE WD-	0 100	32	24	768.00	SF	35.00	35.00	100	2014	2014	3	68	18,278	
7	0681	POLE SHED	0 100	32	12	384.00	SF	15.00	15.00	100	2014	2014	3	68	3,917	
8	0681	POLE SHED	0 100	32	12	384.00	SF	15.00	15.00	100	2014	2014	3	68	3,917	
9	0300	BOAT DCK W	0 100	0	0	955.00	SF	40.00	40.00	100	2017	2017	3	78	29,796	
10	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2017	2017	3	70	1,610	

TOTAL OB/XF											
74,167											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100		RSF	1115.00	500.00	115.00	FF	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,868	
TOTAL MARKET OB/XF VALUE		89,930	
TOTAL LAND VALUE - MARKET		356,500	
TOTAL MARKET VALUE		672,298	
SOH/AGL Deduction		231,391	
ASSESSED VALUE		440,907	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		389,496	
TOTAL JUST VALUE		672,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		652,891	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429271	56X12FOP	14,272	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1874/1936	7/24/2013	WD	U	I	11	100
GRANTOR: DAVIS MARK & BRECAN E						
GRANTEE: BRICKEL DAVID & CYN						
1870/0579	7/24/2013	WD	Q	I	02	175,000
GRANTOR: DAVIS MARK & BRECAN E						
GRANTEE: BRICKEL DAVID & CYN						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=2015] N10 W56 S10 E30 N6 E12 S6 E14\$ BAS=[YR=1993] W14 UST=[YR=2018] N6 W12 S6E12\$ W42 S26 E6 UOP=[YR=2004] S7 E22N7 W22\$ E50 N26\$.		

BRICKEL DAVID & CYNTHIA
96261 FREEMAN RD
YULEE, FL 32097

50-3N-28-0000-0040-0030

[illegible]