

KLIX KORY J & DEBORAH
76233 DOVE RD
YULEE, FL 32097

05-2N-27-4292-0041-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4								
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		05	AVERAGE 100		0800	02	2,280	117.2000	82.04	187,051	2004	2004		0	0	44.00	56.00	VALUATION BY					STANDARD																									
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2008										Heated Area: 2280					HX Base Yr 2008					Tax Group: 4					Tax Dist:					104,749													
Roof Cover		03	COMP SHNGL 100		76 30 BAS 2007 30 76										TOTAL MARKET OB/XF VALUE					3,276																												
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					64,000																												
Interior Floo		14	CARPET 80												TOTAL MARKET VALUE					172,025																												
Interior Floo		08	SHT VINYL 20												SOH/AGL Deduction					76,923																												
Air Condition		03	CENTRAL 100												ASSESSED VALUE					95,102																												
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB 50,000																												
Bedrooms			4 100												BASE TAXABLE VALUE					45,102																												
Bathrooms			3 100												TOTAL JUST VALUE					172,025																												
Frame		02	WOOD FRAME 100												NCON VALUE					0																												
Stories		1.	1. 100												INCOME VALUE																																	
Units			0 100		PREVIOUS YEAR MKT VALUE					122,307																																						
Quality		03	Quality Level 03																																													
DOR CODE		0200	MOBILE HOME																																													
MAP NUM			MKT AREA				04																																									
NEIGHBORHOOD/LOC		4053.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	2,280	100	2,280	104,749																																												
TOTALS		2,280		2,280	104,749																																											
EXTRA FEATURES					76233 DOVE RD, YULEE										BLD DATE		03/27/2008		KKJW		LGL DATE																											
															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																																
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																																	
2	1242	WD DECK A	0 100	4	6	24.00	SF	10.00	10.00	100	2007	2007	3	35	84																																	
3	1242	WD DECK A	0 100	4	3	12.00	SF	10.00	10.00	100	2007	2007	3	35	42																																	
LAND DESCRIPTION										TOTAL OB/XF										3,276																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
1	000115	C	SFR ACRES	100			0.00	0.00	2.00	AC		1.00	1.00	0.40	80,000.00	32,000.00	64,000																															