

SAF SN FLORIDA A LLC
77555 LUMBER CREEK BLVD
YULEE, FL 32097

09-2N-27-1292-0029-0000



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 BY		TAX DIST:		STANDARD	
Exterior Wall		10		ABOVE AVG 100		0100		01		2,273		136.4797		123.17		279,965		2019		2019		0		0		1.00		99.00		BUILDING MARKET VALUE				277,165	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 0%		0						Heated Area: 2005												Tax Group: 4							
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE				2,407			
Interior Wall		05		DRYWALL 100																								TOTAL LAND VALUE - MARKET				50,000			
Interior Floo		11		CLAY TILE 70																								TOTAL MARKET VALUE				329,572			
Interior Floo		14		CARPET 30																								SOH/AGL Deduction				18,688			
Air Condition		03		CENTRAL 100																								ASSESSED VALUE				310,884			
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE				0			
Bedrooms				5 100																								BASE TAXABLE VALUE				310,884			
Bathrooms				3 100																								TOTAL JUST VALUE				329,572			
Frame		02		WOOD FRAME 100																								NCON VALUE				0			
Stories		0		0 100																								INCOME VALUE							
Units		0		0 100																								PREVIOUS YEAR MKT VALUE				282,622			
Occupancy		00		NONE 100																															
Quality		06		Quality Level 06																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC		4073.200																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		2,005		100		2,005		244,486																											
FGR		420		55		231		28,167																											
FOP		35		30		10		1,220																											
FOP		90		30		27		3,293																											
TOTALS		2,550				2,273		277,165																											
EXTRA FEATURES																																			
L N		OB/XF CODE		DESCRIPTION		BLD CAP																													