

HARPER STEVE A & CARRIE E
75043 GLENSPRING WAY
YULEE, FL 32097

11-2N-26-1830-0141-0000

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		10	ABOVE AVG 100		0100	01	2,439	113.1900	102.15	249,144	2017	2017		0		0	2.00	98.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 2051					HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										244,161									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										5,057									
Interior Floo		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										55,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										304,218									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										57,912									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										246,306									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2.5 100												BASE TAXABLE VALUE										196,306									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										304,218									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										261,110																			
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				05																											
NEIGHBORHOOD/LOC		5009.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		2,051	100	2,051	205,320																													
FGR		448	55	246	24,626																													
FOP		186	30	56	5,606																													
FSP		216	40	86	8,609																													
TOTALS		2,901		2,439	244,161																													
EXTRA FEATURES						75043 GLENSPRING WAY, YULEE																												
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		0810	CONCRETE A	0	100	0	0	802.00	SF	6.50	6.50	100	2017	2017	3	97	5,057																	