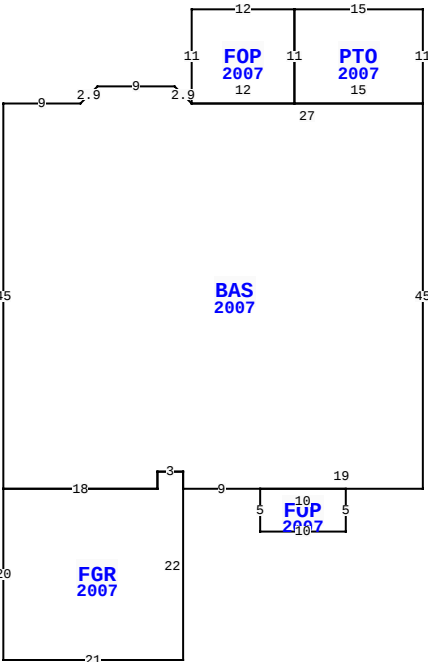


WATKINS JASON C/WATKINS SHEROLD C
75245 RAVENWOOD DR
YULEE, FL 32097

11-2N-26-2051-0043-0000

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		16	WD FR STUC 70							0100	01	2,518	102.7200	92.70	233,419	2007	2007		0	0	8.63	91.37	VALUATION BY		STANDARD														
Exterior Wall		20	FACE BRICK 30							1 SINGLE FAM - 50% - 2017										Heated Area: 2221										HX Base Yr 2017									
Roof Structur		03	GABLE/HIP 100																																				
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		14	CARPET 70																																				
Interior Floo		08	SHT VINYL 30																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			3 100																																				
Bathrooms			2 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				05																																
NEIGHBORHOOD/LOC		5005.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,221	100	2,221	188,119																																			
FGR	426	55	234	19,820																																			
FOP	50	30	15	1,271																																			
FOP	132	30	40	3,388																																			
PTO	165	5	8	678																																			
TOTALS		2,994	2,518	213,275																																			
EXTRA FEATURES					75245 RAVENWOOD DR, 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	0811	CONCRETE B	0 50	0	0	598.00	SF	5.20	5.20	100	2007	2007	3	89	2,768																								
2	0810	CONCRETE A	0 50	34	3	102.00	SF	6.50	6.50	100	2007	2007	3	89	590																								
TOTAL OB/XF 3,358																																							
LAND DESCRIPTION																																							
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	000100	C	SFR	50			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																						