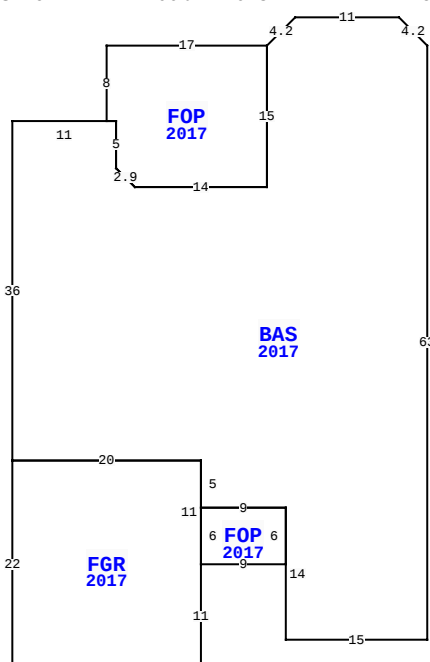


ROBERTS ZOYA & STEPHEN
78627 GOLDFINCH LANE
YULEE, FL 32097

12-2N-26-1603-0046-0000

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 90							0100	01	2,314	123.4800	111.44	257,872	2017	2017	0	0	0	2.05	97.95	VALUATION BY		STANDARD														
Exterior Wall		21	STONE 10							1 SINGLE FAM - 100% - 2018										Heated Area: 1982										HX Base Yr 2018									
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE										252,586									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE										60,002									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										55,000									
Interior Floo		11	CLAY TILE 70																	TOTAL MARKET VALUE										367,588									
Interior Floo		14	CARPET 30																	SOH/AGL Deduction										101,063									
Air Condition		03	CENTRAL 100							ASSESSED VALUE										266,525																			
Heating Type		04	AIR DUCTED 100							TOTAL EXEMPTION VALUE										HX HB										50,000									
Bedrooms			3 100							BASE TAXABLE VALUE										216,525																			
Bathrooms			2 100							TOTAL JUST VALUE										367,588																			
Frame		02	WOOD FRAME 100							NCON VALUE										0																			
Stories		1.	1. 100							INCOME VALUE																													
Units			0 100							PREVIOUS YEAR MKT VALUE										299,674																			
Occupancy		00	NONE 100																																				
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA							05																													
NEIGHBORHOOD/LOC		5014.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,982	100	1,982	216,346																																			
FGR	440	55	242	26,415																																			
FOP	54	30	16	1,746																																			
FOP	246	30	74	8,078																																			
TOTALS		2,722		2,314	252,586																																		
EXTRA FEATURES					78627 GOLDFINCH LN, YULEE										BLD DATE					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	0810	CONCRETE A	0 100	0	0	756.00	SF	6.50	6.50	100	2017	2017	3	97	4,767																								
2	0476	VF 6 SBPL	0 100	0	0	126.00	LF	32.00	32.00	100	2017	2017	3	94	3,790																								
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282																								
4	0462	ST/AL FNC	0 100	0	0	216.00	SF	10.00	10.00	100	2017	2017	3	87	1,879																								
5	0911	SCRN RM A	0 100	0	0	949.00	SF	17.50	17.50	100	2020	2020	3	93	15,445																								
6	0861	POOL GUNIT	0 100	0	0	345.00	SF	85.00	85.00	100	2020	2020	3	95	27,859																								
7	0855	CONC PAVER	0 100	0	0	604.00	SF	10.00	10.00	100	2020	2020	3	99	5,980																								
TOTAL OB/XF 60,002																																							
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																						
REVIEW DATE 06/28/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																							