

PONCE BRIAN & ELIZEBETH K
70308 WINDING RIVER DR
YULEE, FL 32097

2023

13-ZK-Z0-1832-0178-0000

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		31	HARDIE BRD 100		0100	01	2,126	111.9160	101.00	214,726	2022	2022		0	0	0.00	100.00	VALUATION BY		STANDARD																		
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023													Heated Area: 1850																				
Roof Cover		03	COMP SHNGL 100															HX Base Yr																				
Interior Wall		05	DRYWALL 100															Tax Group: 4													Tax Dist:							
Interior Floo		14	CARPET 60															BUILDING MARKET VALUE													214,726							
Interior Floo		11	CLAY TILE 40															TOTAL MARKET OB/XF VALUE													10,713							
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET													55,000							
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE													280,439							
Bedrooms			4 100															SOH/AGL Deduction													0							
Bathrooms			2 100															ASSESSED VALUE													280,439							
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE													13							
Stories		1.	1. 100															BASE TAXABLE VALUE													0							
Units			0 100															TOTAL JUST VALUE													280,439							
Occupancy		00	NONE 100		NCON VALUE													225,439																				
					INCOME VALUE													PREVIOUS YEAR MKT VALUE								55,000												
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		1,850		100		1,850		186,850																														
FGR		392		55		216		21,816																														
FOP		79		30		24		2,424																														
FOP		120		30		36		3,636																														
TOTALS		2,441				2,126		214,726																														
EXTRA FEATURES		70308 WINDING RIVER 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		0 100		0 0		714.00		SF		5.20		5.20		100		2022		2022		3		100		3,713										
2		0476		VF 6 SBPL		0 100		0 0		200.00		LF		32.00		32.00		100		2022		2022		3		100		6,400										
3		0470		VNYL GATE		0 100		0 0		2.00		UT		300.00		300.00		100		2022		2022		3		100		600										