

QUINTANILLA ALDO & ESTHER
87566 ROSES BLUFF RD
YULEE, FL 32097-4997

37-3N-27-0050-0001-0080

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	5,546	108.7750	98.17	544,451	1990	1990	0	0	0	15.70	84.30	VALUATION BY STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Exterior Wall		10	ABOVE AVG 30							1 SINGLE FAM - 100% - 2015										Heated Area: 4500 HX Base Yr 2015																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Roof Structur		03	GABLE/HIP 100							26 34 15 11 19 30 29 44 60 30 45 15 30 15 16 15 30 15 16 FCP 1993 BAS 1993 FOP 1993 FCP 1993 FGR 2005 4 13 9 22 8 16 57 60 60 3 12 4 16 STR 2012 FOP 2/2/5 FUS 1993 <tr><td colspan="2">Roof Cover</td><td>03</td><td colspan="7">COMP SHNGL 100</td></tr> <tr><td colspan="2">Interior Wall</td><td>05</td><td colspan="7">DRYWALL 70</td></tr> <tr><td colspan="2">Interior Wall</td><td>06</td><td colspan="7">CUST PANEL 30</td></tr> <tr><td colspan="2">Interior Floo</td><td>14</td><td colspan="7">CARPET 60</td></tr> <tr><td colspan="2">Interior Floo</td><td>15</td><td colspan="7">HARDTILE 40</td></tr> <tr><td colspan="2">Air Condition</td><td>03</td><td colspan="7">CENTRAL 100</td></tr> <tr><td colspan="2">Heating Type</td><td>04</td><td colspan="7">AIR DUCTED 100</td></tr> <tr><td colspan="2">Bedrooms</td><td>5</td><td colspan="7">100</td></tr> <tr><td colspan="2">Bathrooms</td><td>3.5</td><td colspan="7">100</td></tr> <tr><td colspan="2">Frame</td><td>02</td><td colspan="7">WOOD FRAME 100</td></tr> <tr><td colspan="2">Stories</td><td>2.</td><td colspan="7">2. 100</td></tr> <tr><td colspan="2">Units</td><td>0</td><td colspan="7">100</td></tr> <tr><td colspan="2">Occupancy</td><td>00</td><td colspan="7">NONE 100</td></tr> <tr><td colspan="2">Quality</td><td>03</td><td colspan="7">Quality Level 03</td></tr> <tr><td colspan="2">DOR CODE</td><td>0100</td><td colspan="7">SINGLE FAMILY</td></tr> <tr><td colspan="2">MAP NUM</td><td></td><td colspan="4">MKT AREA</td><td>04</td><td colspan="10"></td></tr> <tr><td colspan="2">NEIGHBORHOOD/LOC</td><td colspan="7">4031.00</td><td colspan="10"></td></tr> <tr><td>AREA TYPE</td><td>TOTAL GROSS AREA</td><td>PCT OF BASE</td><td>TOT ADJ AREA</td><td colspan="2">SUBAREA MARKET VALUE</td><td colspan="10"></td></tr> <tr><td>BAS</td><td>900</td><td>100</td><td>900</td><td colspan="2">74,482</td><td colspan="10"></td></tr> <tr><td>FCP</td><td>240</td><td>25</td><td>60</td><td colspan="2">4,965</td><td colspan="10"></td></tr> <tr><td>FCP</td><td>1,065</td><td>25</td><td>266</td><td colspan="2">22,013</td><td colspan="10"></td></tr> <tr><td>FGR</td><td>945</td><td>55</td><td>520</td><td colspan="2">43,033</td><td colspan="10"></td></tr> <tr><td>FOP</td><td>450</td><td>30</td><td>135</td><td colspan="2">11,172</td><td colspan="10"></td></tr> <tr><td>FOP</td><td>176</td><td>30</td><td>53</td><td colspan="2">4,386</td><td colspan="10"></td></tr> <tr><td>FUS</td><td>3,600</td><td>100</td><td>3,600</td><td colspan="2">297,926</td><td colspan="10"></td></tr> <tr><td>STR</td><td>116</td><td>10</td><td>12</td><td colspan="2">993</td><td colspan="10"></td></tr> <tr><td colspan="2">TOTALS</td><td>7,492</td><td></td><td>5,546</td><td>458,972</td><td colspan="10"></td></tr> <tr><td colspan="10">EXTRA FEATURES</td><td colspan="10">87566 ROSES BLUFF RD, YULEE</td></tr> <tr><td>L N</td><td>OB/XF CODE</td><td>DESCRIPTION</td><td>BLD CAP</td><td>L</td><td>W</td><td>UNITS</td><td>UT</td><td>Adj R</td><td>ADJ UNIT PRICE</td><td>ORIG COND</td><td>YEAR ON</td><td>YEAR ACTUAL</td><td>Q</td><td>% COND</td><td>OB/XF MKT VALUE</td><td>NOTES</td></tr> <tr><td>1</td><td>0803</td><td>ASPHALT C</td><td>0 100</td><td>0</td><td>0</td><td>3,645.00</td><td>SF</td><td>2.00</td><td>2.00</td><td>100</td><td>1988</td><td>1988</td><td>3</td><td>50</td><td>3,645</td><td></td></tr> <tr><td>6</td><td>0861</td><td>POOL GUNIT</td><td>0 100</td><td>0</td><td>0</td><td>616.00</td><td>SF</td><td>85.00</td><td>85.00</td><td>100</td><td>2005</td><td>2005</td><td>3</td><td>44</td><td>23,038</td><td></td></tr> <tr><td>7</td><td>0811</td><td>CONCRETE B</td><td>0 100</td><td>0</td><td>0</td><td>1,172.00</td><td>SF</td><td>5.20</td><td>5.20</td><td>100</td><td>2005</td><td>2005</td><td>3</td><td>87</td><td>5,302</td><td></td></tr> <tr><td>8</td><td>0871</td><td>POOL HTR R</td><td>0 100</td><td>0</td><td>0</td><td>1.00</td><td>UT</td><td>2,000.00</td><td>2,000.00</td><td>100</td><td>2005</td><td>2005</td><td>3</td><td>27</td><td>540</td><td></td></tr> <tr><td>9</td><td>0825</td><td>BRICK</td><td>0 100</td><td>0</td><td>0</td><td>228.00</td><td>SF</td><td>12.50</td><td>12.50</td><td>100</td><td>2008</td><td>2008</td><td>3</td><td>97</td><td>2,765</td><td></td></tr> <tr><td>10</td><td>0810</td><td>CONCRETE A</td><td>0 100</td><td>12</td><td>4</td><td>48.00</td><td>SF</td><td>6.50</td><td>6.50</td><td>100</td><td>2008</td><td>2008</td><td>3</td><td>90</td><td>281</td><td></td></tr> <tr><td>11</td><td>0810</td><td>CONCRETE A</td><td>0 100</td><td>8</td><td>4</td><td>32.00</td><td>SF</td><td>6.50</td><td>6.50</td><td>100</td><td>2008</td><td>2008</td><td>3</td><td>90</td><td>187</td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> 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ACRES</td><td>100</td><td>0006</td><td>OR</td><td>0.00</td><td>0.00</td><td>1.58</td><td>AC</td><td></td><td>1.00</td><td>1.00</td><td>1.00</td><td>80,000.00</td><td>80,000.00</td><td>126,400</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> 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100							Units		0	100							Occupancy		00	NONE 100							Quality		03	Quality Level 03							DOR CODE		0100	SINGLE FAMILY							MAP NUM			MKT AREA				04											NEIGHBORHOOD/LOC		4031.00																	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												BAS	900	100	900	74,482												FCP	240	25	60	4,965												FCP	1,065	25	266	22,013												FGR	945	55	520	43,033												FOP	450	30	135	11,172												FOP	176	30	53	4,386												FUS	3,600	100	3,600	297,926												STR	116	10	12	993												TOTALS		7,492		5,546	458,972											EXTRA FEATURES										87566 ROSES BLUFF RD, 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	0803	ASPHALT C	0 100	0	0	3,645.00	SF	2.00	2.00	100	1988	1988	3	50	3,645		6	0861	POOL GUNIT	0 100	0	0	616.00	SF	85.00	85.00	100	2005	2005	3	44	23,038		7	0811	CONCRETE B	0 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6	0861	POOL GUNIT	0 100	0	0	616.00	SF	85.00	85.00	100	2005	2005	3	44	23,038																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
7	0811	CONCRETE B	0 100	0	0	1,172.00	SF	5.20	5.20	100	2005	2005	3	87	5,302																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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