

PT OF LOT 2
IN OR 489 PG 1327
ESMT IN OR 498/1126

BULLS EDWARD GARY & LISA T
P O BOX 568
YULEE, FL 32041-0568

2023

37-3N-27-4680-0002-0040



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	05	AVERAGE 100		0100	01	1,861	103.8800	93.75	174,469	1920	1970	0	0	0	20.25	79.75	VALUATION BY		STANDARD										
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0										Heated Area: 1662					HX Base Yr										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
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	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	1,128	100	1,128	84,336																									
BAS	264	100	264	19,738																									
BAS	270	100	270	20,187																									
FCP	764	25	191	14,280																									
PTO	154	5	8	598																									
TOTALS		2,580		1,861	139,139																								
EXTRA FEATURES					87335 LENTS 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	0510	GARAGE WD-	0 100	35	28	980.00	SF	35.00	35.00	100	1984	1984	3	20	6,860														
4	0681	POLE SHED	0 100	35	11	385.00	SF	15.00	15.00	100	1995	1995	3	24	1,386														