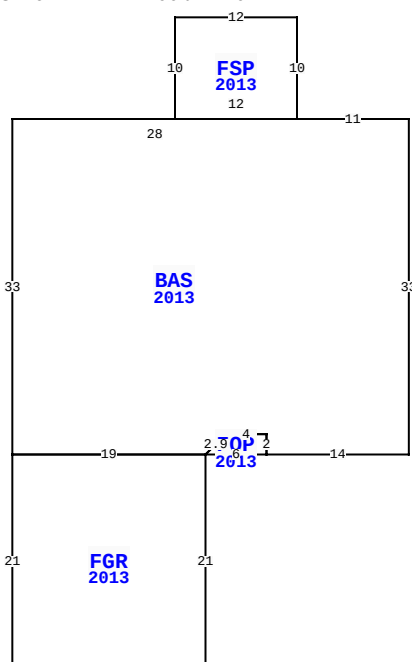


LYNCH TAMMY L & THOMAS F
96080 OUT CREEK WAY
YULEE, FL 32097

37-3N-28-0740-0436-0000

BUILDING CHARACTERISTICS										CONSTRUCTION										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall		10	0100		01	1,547	130.0398	117.36	181,556	2013	2013	0	0	0	4.15	95.85	VALUATION BY																						
Exterior Wall		16	WD FR STUC 30			1 SINGLE FAM - 100% - 2021										Heated Area: 1277					HX Base Yr 2021					STANDARD													
Roof Structur		03	GABLE/HIP 100													Tax Group: 4										Tax Dist:													
Roof Cover		03	COMP SHNGL 100													BUILDING MARKET VALUE										174,021													
Interior Wall		05	DRYWALL 100													TOTAL MARKET OB/XF VALUE										5,898													
Interior Floo		14	CARPET 70													TOTAL LAND VALUE - MARKET										55,000													
Interior Floo		11	CLAY TILE 30													TOTAL MARKET VALUE										234,919													
Air Condition		03	CENTRAL 100			SOH/AGL Deduction										65,328																							
Heating Type		04	AIR DUCTED 100			ASSESSED VALUE										169,591																							
Bedrooms			3 100			TOTAL EXEMPTION VALUE										HX HB		50,000																					
Bathrooms			2 100			BASE TAXABLE VALUE										119,591																							
Frame		02	WOOD FRAME 100			TOTAL JUST VALUE										234,919																							
Stories		1.	1. 100			NCON VALUE										0																							
Units			0 100			INCOME VALUE																																	
Occupancy		00	NONE 100			PREVIOUS YEAR MKT VALUE										203,294																							
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA			04																																	
NEIGHBORHOOD/LOC		4038.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,277	100	1,277	143,649																																			
FGR	399	55	219	24,635																																			
FOP	10	30	3	337																																			
FSP	120	40	48	5,399																																			
TOTALS		1,806		1,547	174,021																																		
EXTRA FEATURES					96080 OUT CREEK WAY, 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	0811	CONCRETE B	0 100	0	0	619.00	SF	5.20	5.20	100	2013	2013	3	95	3,058																								
2	0476	VF 6 SBPL	0 100	0	0	102.00	LF	32.00	32.00	100	2013	2013	3	87	2,840																								
LAND DESCRIPTION										TOTAL OB/XF										5,898																			
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																						