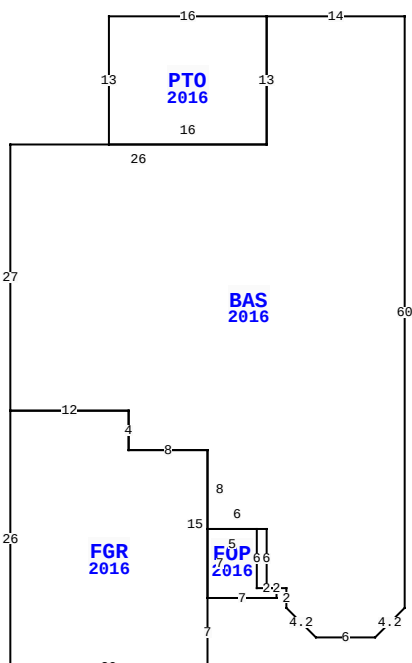


BORDER PATRICIA DOROTHY
95885 GRAYLON DRIVE
YULEE, FL 32097

37-3N-28-0741-0554-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										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 BY	STANDARD														
Exterior Wall	05	AVERAGE 70	0900	01	1,958	97.7256	116.05	227,226	2016	2016	0	0	2.65	97.35	Tax Group: 4	Tax Dist:													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2022												Heated Area: 1669					HX Base Yr 2022									
Roof Structur	03	GABLE/HIP 100													BUILDING MARKET VALUE					221,205									
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE					2,976									
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET					55,000									
Interior Floo	14	CARPET 70													TOTAL MARKET VALUE					279,181									
Interior Floo	11	CLAY TILE 30													SOH/AGL Deduction					47,493									
Air Condition	03	CENTRAL 100													ASSESSED VALUE					231,688									
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE					HX HB SX 100,000									
Bedrooms		3 100													BASE TAXABLE VALUE					131,688									
Bathrooms		2 100													TOTAL JUST VALUE					279,181									
Frame	02	WOOD FRAME 100													NCON VALUE					0									
Stories	1.	1. 100	INCOME VALUE																										
Units		0 100	PREVIOUS YEAR MKT VALUE					224,940																					
Occupancy	00	NONE 100																											
Quality		01	Quality Level 01																										
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	1,669	100	1,669	188,554																									
FGR	488	55	268	30,277																									
FOP	37	30	11	1,243																									
PTO	208	5	10	1,130																									
TOTALS		2,402		1,958	221,205																								
EXTRA FEATURES										95885 GRAYLON 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	590.00	SF	5.20	5.20	100	2016	2016	3	97	2,976														