

HOWELL WILLIAM D & STACY S
86271 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0026-0000

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					0900	11	5,423	128.5787	152.69	828,038	2016	2016	0	0	0	2.50	97.50	VALUATION BY					STANDARD														
Roof Structur	08	IRREGULAR 100					1 SNGL FAM - 0% - 0													Heated Area: 4533					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 90																							BUILDING MARKET VALUE					807,337									
Roof Cover	13	STAND SEAM 10																							TOTAL MARKET OB/XF VALUE					196,765									
Interior Wall	05	DRYWALL 100																							TOTAL LAND VALUE - MARKET					400,000									
Interior Floo	12	HARDWOOD 60																							TOTAL MARKET VALUE					1,404,102									
Interior Floo	13	LVT/LAMNT 40																							ASSESSED VALUE					1,404,102									
Air Condition	03	CENTRAL 100																							SOH/AGL Deduction					0									
Heating Type	04	AIR DUCTED 100																							TOTAL EXEMPTION VALUE					0									
Bedrooms	5	100																							BASE TAXABLE VALUE					1,404,102									
Bathrooms	5	100																							TOTAL JUST VALUE					1,404,102									
Frame	02	WOOD FRAME 100																							NCON VALUE					0									
Stories	2.	100																							INCOME VALUE														
Units	0	100																							PREVIOUS YEAR MKT VALUE					1,382,410									

[illegible]