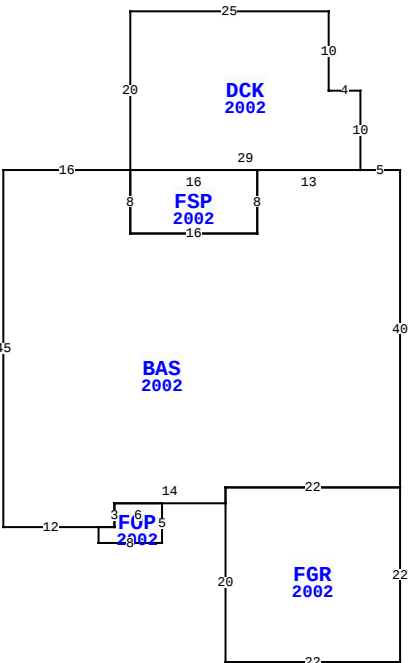


PRINCE LARRY C JR
86568 RIVERWOOD DR
YULEE, FL 32097

2023

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		10	ABOVE AVG 70		0900	01	2,351	103.3410	122.72	288,515	2002	2002		0	0	9.65	90.35	VALUATION BY		STANDARD														
Exterior Wall		16	WD FR STUC 30		1 SNGL FAM - 100% - 2009										Heated Area: 1970					HX Base Yr 2009					Tax Group: 4		Tax Dist:							
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE										260,673									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										3,703									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										65,000									
Interior Floo		14	CARPET 80												TOTAL MARKET VALUE										329,376									
Interior Floo		08	SHT VINYL 20												SOH/AGL Deduction										165,530									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										163,846									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bedrooms		4	100												BASE TAXABLE VALUE										113,846									
Bathrooms		2	100												TOTAL JUST VALUE										329,376									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										260,453																			
Occupancy		00	NONE 100																															
Quality		02	Quality Level 02																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4045.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,970	100	1,970	218,428																														
DCK	540	10	54	5,987																														
FGR	484	55	266	29,494																														
FOP	34	30	10	1,109																														
FSP	128	40	51	5,655																														
TOTALS		3,156		2,351	260,673																													
EXTRA FEATURES					86568 RIVERWOOD 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	858.00	SF	5.20	5.20	100	2002	2002	3	83	3,703																				