

LOT 94  
VILLAGE WALK PHASE 2  
PBK 2243/434

CARLOW WILLIAM A & SUSAN P L/E/  
83290 YULEECOTE CT  
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0094-0000



| 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 | 0100                                 | 01                   | 2,776              | 119.4480    | 107.80         | 299,253        | 2021           | 2021      | 0       | 0           | 0.00   | 100.00  | STANDARD               |                   |            |                             |      |         |      |     |    |        |  |
| Roof Structur                                                                                                 | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2022           |                      |                    |             |                |                |                |           |         |             |        |         |                        | Heated Area: 2478 |            |                             |      |         |      |     |    |        |  |
| Roof Cover                                                                                                    | 03               | COMP SHNGL 100 |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        | HX Base Yr 2022   |            |                             |      |         |      |     |    |        |  |
| Interior Wall                                                                                                 | 05               | DRYWALL 100    |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                 | 11               | CLAY TILE 50   |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Interior Floo                                                                                                 | 14               | CARPET 50      |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Air Condition                                                                                                 | 03               | CENTRAL 100    |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Heating Type                                                                                                  | 04               | AIR DUCTED 100 |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Bedrooms                                                                                                      |                  | 5 100          |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Bathrooms                                                                                                     |                  | 4 100          |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Frame                                                                                                         | 02               | WOOD FRAME 100 |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Stories                                                                                                       | 2.               | 2. 100         |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Units                                                                                                         |                  | 0 100          |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Occupancy                                                                                                     | 00               | NONE 100       |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Quality                                                                                                       |                  |                | 04                                   | Quality Level 04     |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| DOR CODE                                                                                                      |                  |                | 0100                                 | SINGLE FAMILY        |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| MAP NUM                                                                                                       |                  |                |                                      | MKT AREA             |                    |             | 04             |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| NEIGHBORHOOD/LOC                                                                                              |                  |                | 4090.00                              |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| AREA TYPE                                                                                                     | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                         | SUBAREA MARKET VALUE |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| BAS                                                                                                           | 1,044            | 100            | 1,044                                | 112,543              |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FGR                                                                                                           | 420              | 55             | 231                                  | 24,902               |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                           | 76               | 30             | 23                                   | 2,479                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP                                                                                                           | 130              | 30             | 39                                   | 4,204                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FUS                                                                                                           | 1,434            | 100            | 1,434                                | 154,585              |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| STR                                                                                                           | 48               | 10             | 5                                    | 539                  |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| TOTALS                                                                                                        |                  |                | 3,152                                | 2,776                | 299,253            |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| EXTRA FEATURES                                                                                                |                  |                | 83290 YULEECOTE CT, FERNANDINA BEACH |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| 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                  | 613.00      | SF             | 5.20           | 5.20           | 100       | 2021    | 2021        | 3      | 100     | 3,188                  |                   |            |                             |      |         |      |     |    |        |  |
| BLD DATE 03/13/2023 NW LGL DATE                                                                               |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| XF DATE LAND DATE                                                                                             |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| INC DATE AG DATE                                                                                              |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| BUILDING NOTES                                                                                                |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| BUILDING DIMENSIONS                                                                                           |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| BAS=[YR=2021] W24 FOP=[YR=2021] N10 W13 S10 E13\$ W13 S36                                                     |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| FOP=[YR=2021] S4 E17 FGR=[YR=2021] S3 E20 N21 W20 S18 \$ N6 W4                                                |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| S2 W13\$ E13 N2 E4 N12 E20 N22\$ PTR=E15 FUS=[YR=2021] E37 S18                                                |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| STR=[YR=2021] S4 W12 N4 E12\$ W12 S4 E12 S21 W5 S1 W10 N1 W5                                                  |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| N7 W17 N36\$ W15\$.                                                                                           |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| LAND DESCRIPTION                                                                                              |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| L N                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION                 | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T     | DPH 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                  |                    |             | 0.00           | 0.00           | 1.00           | LT        |         | 1.00        | 1.00   | 1.00    | 60,000.00              | 60,000.00         | 60,000     |                             |      |         |      |     |    |        |  |
| REVIEW DATE 09/28/2021 BY JH                                                                                  |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |
| Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS |                  |                |                                      |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |