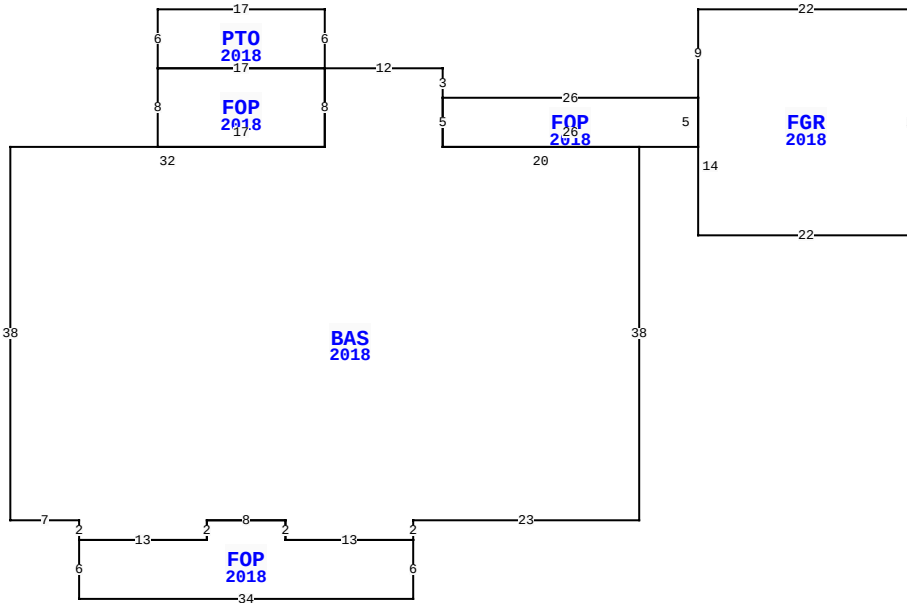


STOUSE KEVIN F & JACQUELINE M
29179 GRANDVIEW MANOR
YULEE, FL 32097

41-3N-28-1250-0108-0000

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	EFF.	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100	0500	01	3,009	118.2016	168.44	506,836	2018	2018	0	0	0	1.50	98.50	VALUATION BY										
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													STANDARD										
Roof Cover	03	COMP SHNGL 100	Heated Area: 2580													HX Base Yr										
Interior Wall	05	DRYWALL 100																								
Interior Floor	11	CLAY TILE 60																								
Interior Floor	14	CARPET 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units	0	0 100																								
Occupancy	00	NONE 100																								
Quality			05	Quality Level 05																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA 04																						
NEIGHBORHOOD/LOC			4034.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,580	100	2,580	428,056																						
FGR	506	55	278	46,124																						
FOP	130	30	39	6,470																						
FOP	136	30	41	6,802																						
FOP	220	30	66	10,950																						
PTO	102	5	5	829																						
TOTALS			3,674		3,009	499,233																				
EXTRA FEATURES					29179 GRANDVIEW MNR, 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465											
2	0855	CONC PAVER	0	0	17	3	SF	10.00	10.00	100	2018	2018	3	98	500											
3	0855	CONC PAVER	0	0	0	655.00	SF	10.00	10.00	100	2018	2018	3	98	6,419											
4	1127	BRICK 8"	0	0	4	0	SF	11.00	11.00	100	2018	2018	3	99	871											
5	0479	VF PICKET	0	0	0	50.00	LF	10.00	10.00	100	2018	2018	3	95	475											
TOTAL OB/XF 11,730																										
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	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000									
REVIEW DATE 01/08/2019 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																										