

BRAGDON SHARON/DARDEN MICHAEL C
86030 PALM TREE 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		AP		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		19		COMMON BRK 100		0100		01		1,781		121.0000		109.20		194,485		1973		1973		0		0		10		34.50		55.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100%		2021						Heated Area: 1450										HX Base Yr 2021		Tax Group: 4					Tax Dist:								
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE					107,939								
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					1,192								
Interior Floo		14		CARPET 100																								TOTAL LAND VALUE - MARKET					138,320								
Air Condition		03		CENTRAL 100																								TOTAL MARKET VALUE					247,451								
Heating Type		02		CONVECTION 100																								SOH/AGL Deduction					88,418								
Bedrooms		3		100																								ASSESSED VALUE					159,033								
Bathrooms		1.5		100																								TOTAL EXEMPTION VALUE					HX HB 50,000								
Frame		02		WOOD FRAME 100																								BASE TAXABLE VALUE					109,033								
Stories		1.		1. 100																								TOTAL JUST VALUE					247,451								
Units		0		100																								NCON VALUE					0								
BUD8 Adjustme		04		DIST 01 100																								INCOME VALUE													
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE					185,933								
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