

CHAVEZ MARVIN D & ANGELA
86448 MAINLINE RD
YULEE, FL 32097

42-2N-27-1091-001G-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										STANDARD														
Exterior Wall	31	HARDIE BRD 100	0320		01	1,360	125.6320		EFF. BASE RATE		119.35		REPL. COST NEW		162,316		2021		2021		ECON		0		0		0.00		100.00		VALUATION BY		STANDARD	
Roof Structur	03	GABLE/HIP 100	1		TOWNHOUSE - 0% - 0		Heated Area: 1168		HX Base Yr																				Tax Group: 4		Tax Dist:			
Roof Cover	05	COMP SHNGL 100																											BUILDING MARKET VALUE		162,316			
Interior Wall	05	DRYWALL 100																											TOTAL MARKET OB/XF VALUE		1,669			
Interior Floo	11	CLAY TILE 60																											TOTAL LAND VALUE - MARKET		40,000			
Interior Floo	14	CARPET 40																											TOTAL MARKET VALUE		203,985			
Air Condition	03	CENTRAL 100																											SOH/AGL Deduction		8,265			
Heating Type	04	AIR DUCTED 100																											ASSESSED VALUE		195,720			
Bedrooms		2 100																											TOTAL EXEMPTION VALUE		0			
Bathrooms		2.5 100																											BASE TAXABLE VALUE		195,720			
Frame	02	WOOD FRAME 100																											TOTAL JUST VALUE		203,985			
Stories	2.	2. 100																											NCON VALUE		0			
Units	0	0 100																											INCOME VALUE					
Occupancy	00	NONE 100																											PREVIOUS YEAR MKT VALUE		177,927			
Quality			03		Quality Level 03																													
DOR CODE			0100		SINGLE FAMILY																													
MAP NUM					MKT AREA																													
NEIGHBORHOOD/LOC			4092.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	532	100	532	63,494																														
FGR	280	55	154	18,380																														
FOP	36	30	11	1,313																														
FOP	72	30	22	2,626																														
FUS	636	100	636	75,907																														
STR	48	10	5	597																														
TOTALS			1,604		1,360		162,316																											
EXTRA FEATURES																																		
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