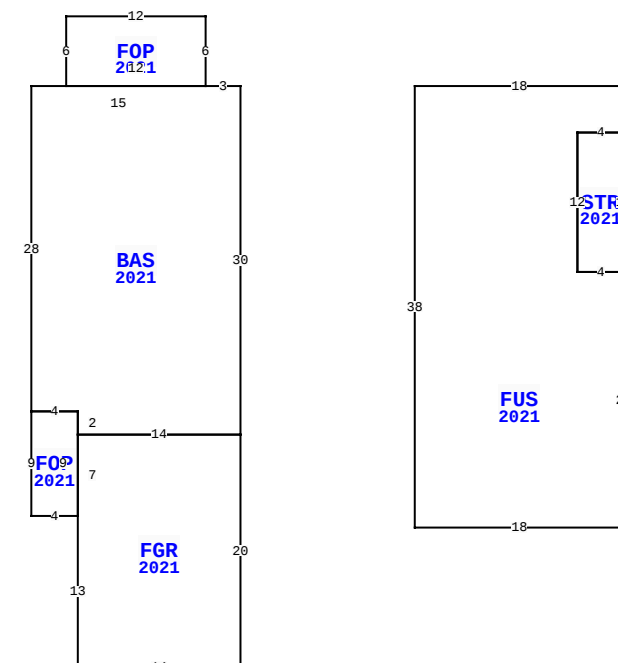


MADISON GEARLDINE BEMBRY
86990 MAINLINE RD
YULEE, FL 32097

42-2N-27-1091-009G-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
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		0320	01	1,360	125.6320	119.35	162,316	2021	2021	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 TOWNHOUSE - 100% - 2022												Heated Area: 1168		HX Base Yr 2022															
Roof Cover	03	COMP SHNGL 100																Tax Group: 4		Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		162,316														
Interior Floo	11	CLAY TILE 60															TOTAL MARKET OB/XF VALUE		1,534														
Interior Floo	14	CARPET 40															TOTAL LAND VALUE - MARKET		40,000														
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		203,850														
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		20,652														
Bedrooms		2 100															ASSESSED VALUE		183,198														
Bathrooms		2.5 100															TOTAL EXEMPTION VALUE		HX HB		50,000												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE																