

WEBBER PATRICK
86368 SAND HICKORY TRAIL
YULEE, FL 32097

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4										
ELEMENT	CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												VALUATION BY				STANDARD										
Exterior Wall	10	ABOVE AVG 70		0100	01		1,880	122.8430		110.87	208,436	2006	2006	0	0	7.65	92.35	Tax Group: 4 Tax Dist:												BUILDING MARKET VALUE				192,491										
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM - 100% - 2007 Heated Area: 1621 HX Base Yr 2007												TOTAL MARKET OB/XF VALUE								3,395				TOTAL LAND VALUE - MARKET				55,000												
Roof Structur	03	GABLE/HIP 100														TOTAL MARKET VALUE				250,886				SOH/AGL Deduction				114,873																
Roof Cover	03	COMP SHNGL 100														ASSESSED VALUE				136,013				TOTAL EXEMPTION VALUE				50,000				HX HB												
Interior Wall	05	DRYWALL 100														BASE TAXABLE VALUE				86,013				TOTAL JUST VALUE				250,886																
Interior Floo	14	CARPET 80														NCON VALUE																												