

GARCIA CARLOS MARIO/CASTILLO ADRIENNE ELICIA
86048 SAND HICKORY TRAIL
YULEE, FL 32097

42-2N-27-435H-0070-0000

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											
Exterior Wall		10		ABOVE AVG 70		0100		01		2,367		120.5890		108.83		257,601		2005		2007		0		0		7.15		92.85		VALUATION BY					STANDARD						
Exterior Wall		16		WD FR STUC 30		1		SINGLE FAM - 100%		- 0						Heated Area: 2068				HX		Base Yr								Tax Group: 4					Tax Dist:						
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					239,183						
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					6,199						
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					55,000						
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					300,382						
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction					91,188						
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					209,194						
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB XM VX						
Bedrooms				3 100																										BASE TAXABLE VALUE					154,194						
Bathrooms				2 100																										TOTAL JUST VALUE					300,382						
Frame		02		WOOD FRAME 100																										NCON VALUE					0						
Stories				1. 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					245,743						
Occupancy		00		NONE 100																																					
Quality		06		Quality Level 06																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		4047.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,068		100		2,068		208,968																																	
FGR		432		55		238		24,050																																	
FOP		36		30		11		1,111																																	
FOP		154		30		46		4,648																																	
PTO		70		5		4		404																																	