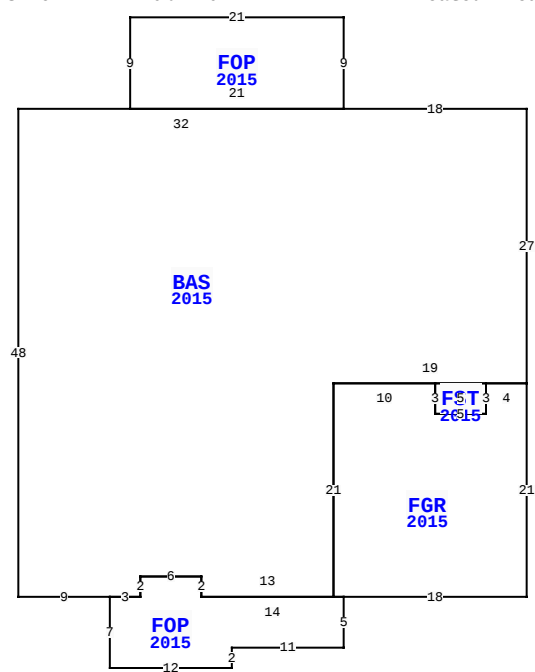


WILKISON ROBERT M JR & LYNN F
2703 MORNING LIGHT CT
FLAGLER BEACH, FL 32136

2023

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD										
Exterior Wall	10	ABOVE AVG 70	0100	01	2,310	120.6282	108.87	251,490	2015	2015	0	0	0	3.15	96.85	Tax Group: 4										
Exterior Wall	16	WD FR STUC 30	2 SINGLE FAM - 0% - 0													Heated Area: 1989					HX Base Yr					
Roof Structur	03	GABLE/HIP 100															BUILDING MARKET VALUE					243,568				
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE					3,893				
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET					50,000				
Interior Floo	14	CARPET 70															TOTAL MARKET VALUE					297,461				
Interior Floo	11	CLAY TILE 30															SOH/AGL Deduction					16,837				
Air Condition	03	CENTRAL 100															ASSESSED VALUE					280,624				
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE					0				
Bedrooms		3 100															BASE TAXABLE VALUE					280,624				
Bathrooms		2 100															TOTAL JUST VALUE					297,461				
Frame	02	WOOD FRAME 100															NCON VALUE					0				
Stories	1.	1. 100	INCOME VALUE																							
Units		0 100	PREVIOUS YEAR MKT VALUE					255,113																		
Occupancy	00	NONE 100																								
Quality		05	Quality Level 05																							
DOR CODE		0100	SINGLE FAMILY																							
MAP NUM			MKT AREA		04																					
NEIGHBORHOOD/LOC		4071.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,989	100	1,989	209,721																						
FGR	384	55	211	22,248																						
FOP	151	30	45	4,745																						
FOP	189	30	57	6,011																						
FST	15	55	8	844																						
TOTALS		2,728		2,310	243,568																					
EXTRA FEATURES					86034 ALADDINS WAY, YULEE																					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES										
1	0810	CONCRETE A	0	0	0	564.00	SF	6.50	6.50	100	2015	2015	3	96	3,519											
2	0810	CONCRETE A	0	0	20	60.00	SF	6.50	6.50	100	2015	2015	3	96	374											