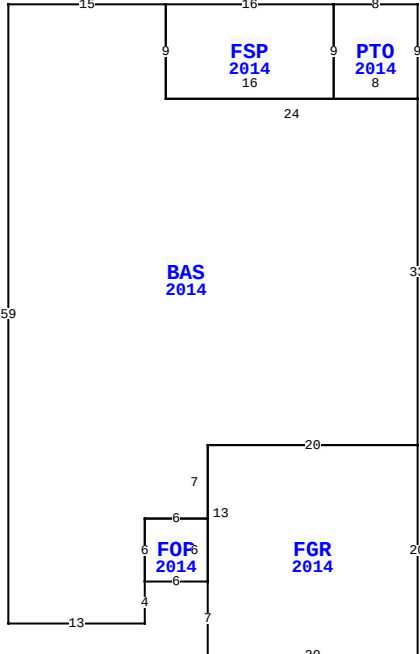


MATHEWS BENJAMIN T/PHIN JULIE
86171 VEGAS BLVD
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
Exterior Wall	10	ABOVE AVG 70	0100	01	1,978	121.7062	109.84	217,264	2014	2014	0	0	3.65	96.35																		
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2022													Heated Area: 1685 HX Base Yr 2022																
Roof Structure	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 70																														
Interior Floo	11	CLAY TILE 30																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	3	100																														
Bathrooms	2	100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units	0	100																														
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	1,685	100	1,685	178,325																												
FGR	400	55	220	23,283																												
FOP	36	30	11	1,164																												
FSP	144	40	58	6,138																												
PTO	72	5	4	423																												
TOTALS			2,337		1,978	209,334											BLD DATE		05/17/2022		NW		LGL DATE									
EXTRA FEATURES			86171 VEGAS BLVD, YULEE										XF DATE				LAND DATE															
													INC DATE				AG DATE															
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	100	0	0		516.00	SF	6.50		6.50	100	2014	2014	3	95	3,186														
LAND DESCRIPTION													TOTAL OB/XF										3,186									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000															
REVIEW DATE 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																