

SCHAAF NICHOLAS J
85542 ASHLEY AV
YULEE, FL 32097

42-2N-27-4614-0003-0010

[illegible]

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BUILDING CHARACTERISTICS													MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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		25		MOD METAL 100													6500		01		720		60.5000		21.18		15,250		2016		2016		0		0		6.00		94.00		VALUATION BY					STANDARD																				
Roof Structur		10		STEEL FRME 100													2 GARAGE RES - 100% - 2017																				Heated Area: 720										HX Base Yr 2017										Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100													24 30 24 30 BAS 2016																				BUILDING MARKET VALUE										224,896																			
Interior Wall		07		NONE 100																																	TOTAL MARKET OB/XF VALUE										6,374																			
Interior Floo		03		CONC FINSH 100																																	TOTAL LAND VALUE - MARKET										80,000																			
Air Condition		01		NONE 100																																	TOTAL MARKET VALUE										311,270																			
Heating Type		01		NONE 100																																	SOH/AGL Deduction										103,318																			
Bedrooms				0 100																																	ASSESSED VALUE										207,952																			
Bathrooms				0 100																																	TOTAL EXEMPTION VALUE										HX HB XM 50,000																			
Frame		05		STEEL 100																																	BASE TAXABLE VALUE										157,952																			
Stories		1.		1. 100																																	TOTAL JUST VALUE										311,270																			
Units				0 100																																	NCON VALUE										14,335																			
Occupancy		00		NONE 100													INCOME VALUE																																																	
																	PREVIOUS YEAR MKT VALUE										247,034																																							