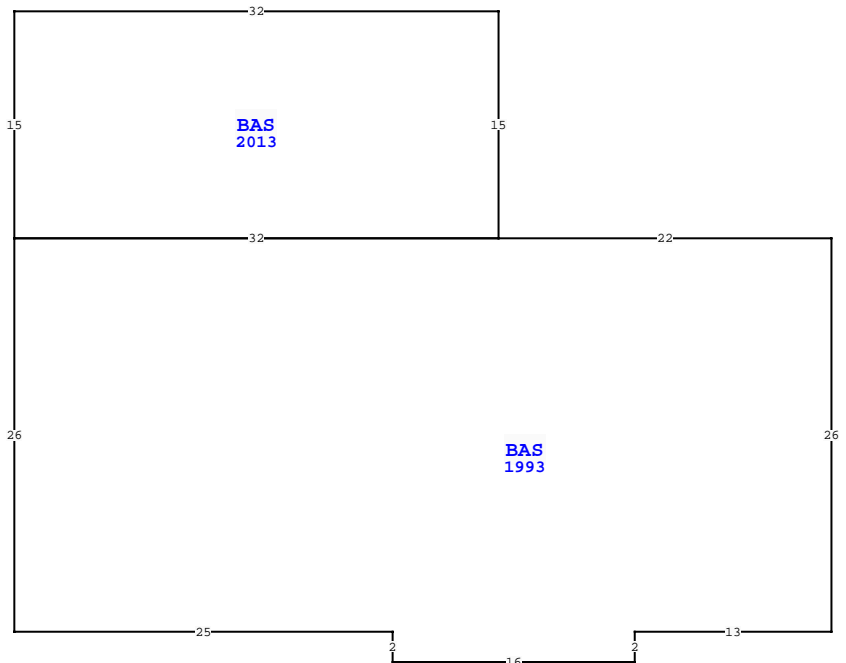




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	04	DIST 01	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1,436	125,820
BAS	480	100	480	42,056
TOTALS	1,916		1,916	167,876

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,916	114.2190	103.08	197,501	1970	1990		0	0	15.00	85.00	
1 SINGLE FAM - 100% - 0 Heated Area: 1916 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		167,876	
TOTAL MARKET OB/XF VALUE		9,666	
TOTAL LAND VALUE - MARKET		136,800	
TOTAL MARKET VALUE		314,342	
SOH/AGL Deduction		206,250	
ASSESSED VALUE		108,092	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		58,092	
TOTAL JUST VALUE		314,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,830	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995554	CHNGE SRVC	0	01/01/1999
6897	REPAIR/RRF	1,500	12/14/1990
4300	N/A	2,431	08/31/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0616/1062	1/11/1991	WD Q	Q	I		54,900
GRANTOR: FROST JAMES & FRANCE						
GRANTEE: TAUSCHER MATTHEW &						
0588/0598	1/18/1990	WD U	U	I	01	100
GRANTOR: FROST JAMES H						
GRANTEE: FROST JAMES & F						

EXTRA FEATURES														BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
97082 RICHO LN, YULEE														06/20/2023		MLU		
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	132.00	SF	6.50	6.50	100	1985	1985	3	49.5	425		
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803		
4	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	20	256		
5	0510	GARAGE WD-	0	100	26	24	624.00	SF	24.85	24.85	100	2000	2000	3	29	4,497		
6	0681	POLE SHED	0	100	26	15	390.00	SF	15.00	15.00	100	2000	2000	3	29	1,697		
7	0810	CONCRETE A	0	100	19	10	190.00	SF	6.50	6.50	100	2000	2000	3	80	988		
TOTAL OB/XF 9,666																		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W22 BAS=[YR=2013] N15 W32 S15 E32\$ W32 S26 E25 S2 E16 N2 E13 N26\$.													

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0008	RS-1	0.00	0.00	1.80	AC		1.00	1.00	0.95	80,000.00	76,000.00	136,800							