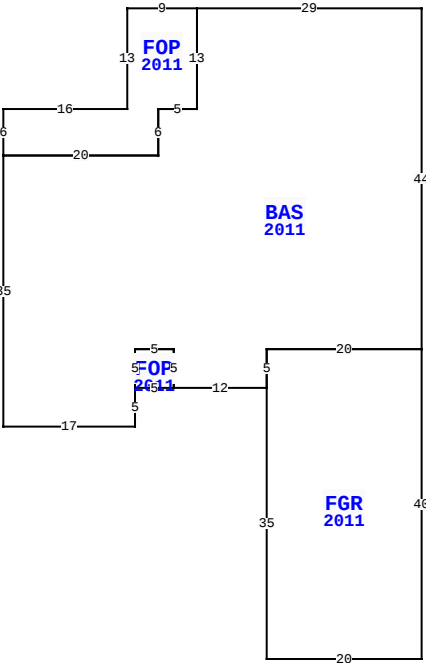
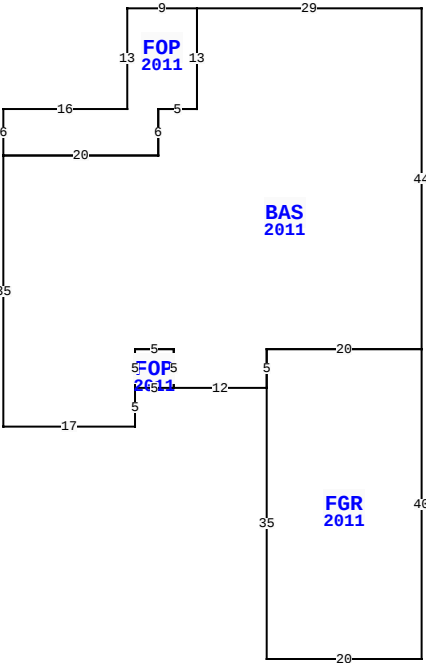




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	31	HARDIE BRD 70	0900	01	2,680	99.1872	117.78	315,650	2011	2011		0		0	5.15	94.85	VALUATION BY		STANDARD																				
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2022										Heated Area: 2161					HX Base Yr 2022					Tax Group: 4		Tax Dist:														
Roof Structure	03	GABLE/HIP 100																BUILDING MARKET VALUE		299,394																			
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE		50,955																			
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET		75,000																			
Interior Floor	11	CLAY TILE 60																TOTAL MARKET VALUE		425,349																			
Interior Floor	14	CARPET 40																SOH/AGL Deduction		90,481																			
Air Condition	03	CENTRAL 100																ASSESSED VALUE		334,868																			
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		50,000																			
Bedrooms		3 100																BASE TAXABLE VALUE		284,868																			
Bathrooms		2 100																TOTAL JUST VALUE		425,349																			
Frame	02	WOOD FRAME 100																NCON VALUE		0																			
Stories	1.	1. 100																INCOME VALUE																					
Units		0 100																PREVIOUS YEAR MKT VALUE		352,968																			
Occupancy	00	NONE 100																																					
Quality																		01	Quality Level 01																				
DOR CODE																		0100	SINGLE FAMILY																				
MAP NUM																			MKT AREA											04									
NEIGHBORHOOD/LOC																		4063.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE																TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	2,161	100	2,161	241,415																																			
FGR	800	55	440	49,154																																			
FOP	25	30	8	893																																			
FOP	237	30	71	7,931																																			
TOTALS			3,223		2,680	299,394																																	
EXTRA FEATURES				97003 COBBLER CT, YULEE												BLD DATE		03/03/2023		NW		LGL DATE				06/15/2023		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	0812	CONCRETE C	0	100	0	0	1,239.00	SF	4.00	4.00	100	2011	2011	3	93	4,609																							
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2011	2011	3	93	127																							
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	3,325																							
4	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2011	2011	3	68	21,675																							
5	0855	CONC PAVER	0	100	0	0	944.00	SF	10.00	10.00	100	2011	2011	3	93	8,779																							
6	0911	SCRN RM A	0	100	0	0	1,217.00	SF	17.50	17.50	100	2011	2011	3	55	11,714																							
7	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2011	2011	3	93	73																							
8	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2012	2012	3	85	653																							
LAND DESCRIPTION										TOTAL OB/XF										50,955																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000116	C	SFR MARSH	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
</																																							