

PLOEGERT MICHELLE D & GAGE
97282 YORKSHIRE DRIVE
YULEE, FL 32097

2023

42-3N-28-5080-0021-0020

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		16	WD FR STUC 100							0900	01	1,963	111.8131	132.78	260,647	1986	2010	0	0	0	6.00	94.00	VALUATION BY STANDARD										
Roof Structure		08	IRREGULAR 100							1 SNGL FAM - 100% - 2023										Heated Area: 1647 HX Base Yr 2023													
Roof Cover		03	COMP SHNGL 100																														
Interior Wall		05	DRYWALL 100																														
Interior Floor		11	CLAY TILE 70																														
Interior Floor		14	CARPET 30																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			3 100																														
Bathrooms			2 100																														
Frame		02	WOOD FRAME 100																														
Stories		2.	2. 100																														
Units			0 100																														
BUD8 Adjustme		04	DIST 01 100																														
Quality		02	Quality Level 02																														
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	759	100	759	94,733																													
DCK	184	10	18	2,247																													
FGR	480	55	264	32,951																													
FOP	60	30	18	2,247																													
FUS	888	100	888	110,834																													
PTO	312	5	16	1,997																													
TOTALS		2,683		1,963	245,008																												
EXTRA FEATURES										97282 YORKSHIRE DR, YULEE										BLD DATE 03/03/2023 NW				LGL DATE									
																				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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240																		
2	0811	CONCRETE B	0 100	20	16	320.00	SF	5.20	5.20	100	1996	1996	3	73	1,215																		
3	0850	PEBBLE WLK	0 100	3	17	80.00	SF	3.50	3.50	100	1996	1996	3	73	204																		
5	0351	CARPORT MT	0 100	40	24	960.00	SF	10.00	10.00	100	2021	2021	3	97	9,312																		
8	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200																		
LAND DESCRIPTION										TOTAL OB/XF 13,171																							
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	OR	0.00	0.00	1.00	AC		1.00	1.00	0.85	115,000.00	97,750.00	97,750																