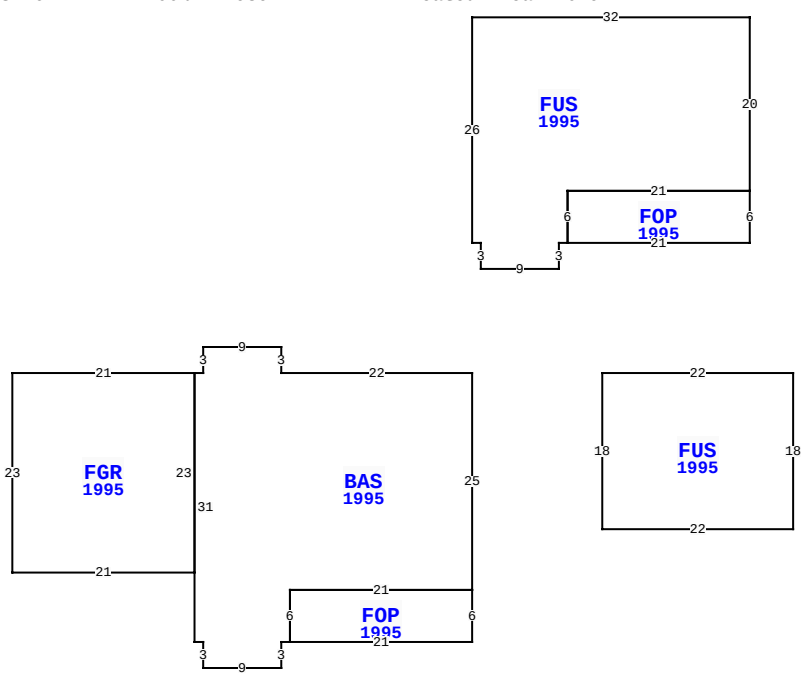


PEACOCK RONALD S
85261 CUNO CREEK DRIVE
YULEE, FL 32097

43-2N-27-4605-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD															
Exterior Wall		30	VINYL 100		0100	01	2,391	124.8900	112.71	269,490	1995	1995	0	0	13.25	86.75	Tax Group: 4		Tax Dist:															
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1989										Heated Area: 2049										HX Base Yr 1989									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										233,783									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										46,013									
Interior Floor		14	CARPET 80												TOTAL LAND VALUE - MARKET										174,150									
Interior Floor		11	CLAY TILE 20												TOTAL MARKET VALUE										453,946									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										236,826									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										217,120									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2.5 100												BASE TAXABLE VALUE										167,120									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										453,946									
Stories		2.	2. 100												NCON VALUE										32,400									
Units		0	0 100		INCOME VALUE																													
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE										351,105																			
Occupancy		00	NONE 100																															
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4048.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	920	100	920	89,954																														
FGR	483	55	266	26,009																														
FOP	126	30	38	3,716																														
FOP	126	30	38	3,716																														
FUS	396	100	396	38,719																														
FUS	733	100	733	71,669																														
TOTALS		2,784	2,391	233,783																														
EXTRA FEATURES					85261 CUNO CREEK DR, YULEE										BLD DATE					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																		
3	0510	GARAGE WD-	0 100	32	24	768.00	SF	23.45	23.45	100	1990	1990	3	20	3,602																			
4	0825	BRICK	0 100	5	10	50.00	SF	12.50	12.50	100	1995	1995	3	91	569																			
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580																			
6	1242	WD DECK A	0 100	12	14	168.00	SF	10.00	10.00	100	1995	1995	3	20	336																			
7	1242	WD DECK A	0 100	6	16	96.00	SF	10.00	10.00	100	1995	1995	3	20	192																			
8	0820	WOOD WALK	0 100	3	16	48.00	SF	11.75	11.75	100	1995	1995	3	40	226																			
9	0812	CONCRETE C	0 100	0	0	2,468.00	SF	4.00	4.00	100	1995	1995	3	72	7,108																			
10	0681	POLE SHED	0 100	54	40	2,160.00	SF	15.00	15.00	100	2022	2022	3	100	32,400																			
LAND DESCRIPTION					TOTAL OB/XF										46,013																			
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	000116	C	SFR MARSH	100		OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	100,000.00	100,000.00	174,000																	
2	009630	C	SWAMP	0			0.00	0.00	0.30	AC		1.00	1.00	1.00	500.00	500.00	150																	