

MARCUMM MERRI/VANWEY ROBERT L ET AL
77731 LUMBER CREEK BLVD
YULEE, FL 32097

43-2N-27-4621-0003-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		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		03		BELOW AVG. 100		0820		02		1,252		68.6000		44.59		55,827		1969		1969		0		0		0 70.00		30.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		- 0%		- 0				Heated Area: 1150				HX Base Yr										Tax Group: 4										Tax Dist:									
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE										16,748									
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE										3,654									
Interior Floo		08		SHT VINYL 100																										TOTAL LAND VALUE - MARKET										80,000									
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE										100,402									
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction										37,337									
Bedrooms				4 100																										ASSESSED VALUE										63,065									
Bathrooms				2 100																										TOTAL EXEMPTION VALUE										0									
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE										63,065									
Stories		1.		1. 100																										TOTAL JUST VALUE										100,402									
Units				0 100																										NCON VALUE										0									
BUD8 Adjustme		04		DIST 01 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										74,653									
Quality		02		Quality Level 02																																													
DOR CODE		0200		MOBILE HOME																																													
MAP NUM				MKT AREA																																				04									
NEIGHBORHOOD/LOC				4048.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,150		100		1,150		15,384																																									
UOP		160		25		40		535																																									
UOP		248		25		62		830																																									
TOTALS		1,558				1,252		16,7																																									