

GERMANO RICHARD D & REGINNA G
97275 BLACKBEARDS WAY
YULEE, FL 32034

43-3N-28-509A-0015-0000

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		12	CEDAR 100		0900	01	3,240	103.3068	122.68	397,483	1982	1990	0	0	16.00	84.00	VALUATION BY		STANDARD										
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2023												Heated Area: 2980 HX Base Yr 2023												
Roof Cover		03	COMP SHNGL 100														Tax Group: 4		Tax Dist:										
Interior Wall		05	DRYWALL 100														BUILDING MARKET VALUE		420,289										
Interior Floor		14	CARPET 60														TOTAL MARKET OB/XF VALUE		15,155										
Interior Floor		11	CLAY TILE 40														TOTAL LAND VALUE - MARKET		345,000										
Air Condition		03	CENTRAL 100														TOTAL MARKET VALUE		780,444										
Heating Type		04	AIR DUCTED 100														SOH/AGL Deduction		0										
Bedrooms			3 100														ASSESSED VALUE		780,444										
Bathrooms			3 100														TOTAL EXEMPTION VALUE		HX HB		50,000								
Frame		02	WOOD FRAME 100														BASE TAXABLE VALUE		730,444										
Stories		2.	2. 100														TOTAL JUST VALUE		780,444										
Units			0 100														NCON VALUE		0										
BUD8 Adjustme		04	DIST 01 100														INCOME VALUE												
Occupancy		00	NONE 100														PREVIOUS YEAR MKT VALUE		695,262										
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				04																						
NEIGHBORHOOD/LOC		4032.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	72	15	11	1,133																									
BAS	120	100	120	12,366																									
BAS	130	100	130	13,396																									
BAS	600	100	600	61,831																									
BAS	1,109	100	1,109	114,284																									
FOP	818	30	245	25,248																									
FUS	1,021	100	1,021	105,215																									
UOP	21	20	4	412																									
TOTALS		3,891	3,240	333,886																									
EXTRA FEATURES					97275 BLACKBEARDS WAY, YULEE																								
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	0300	BOAT DCK W	0 100	0	0	620.00	SF	40.00	40.00	100	1985	1985	3	20	4,960														
2	1242	WD DECK A	0 100	8	15	120.00	SF	10.00	10.00	100	1985	1985	3	20	240														
3	0810	CONCRETE A	0 100	8	48	384.00	SF	6.50	6.50	100	1997	1997	3	75	1,872														
4	0820	WOOD WALK	0 100	0	0	300.00	SF	11.75	11.75	100	2000	2000	3	40	1,410														
5	0803	ASPHALT C	0 100	0	0	3,868.00	SF	1.00	1.00	100	2000	2000	3	50	1,934														
6	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	27	621														
7	0303	FLT DOCK W	0 100	36	10	360.00	SF	26.00	26.00	100	2005	2005	3	44	4,118														
LAND DESCRIPTION										TOTAL OB/XF 15,155																			
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	000130	C	SFR WATER	100		RS-1	100.00	450.00	1.00	LT		1.00	1.00	1.00	345,000.00	345,000.00	345,000												
																			</										

GERMANO RICHARD D & REGINNA G
97275 BLACKBEARDS WAY
YULEE, FL 32034

43-3N-28-509A-0015-0000

[illegible]

GERMANO RICHARD D & REGINNA G
97275 BLACKBEARDS WAY
YULEE, FL 32034

43-3N-28-509A-0015-0000

[illegible]