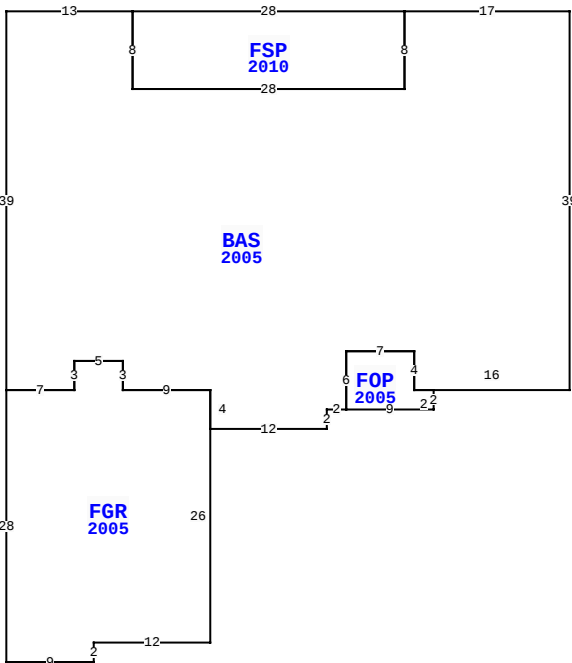


ARMSTRONG EDWIN B & AMELIA L/E/
97070 CARAVEL TRL
YULEE, FL 32097

43-3N-28-509C-0066-0000



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	FNC'T		NORM	% COND	VALUATION SUMMARY									
Exterior Wall		16	WD FR STUC 100							0900	01	2,469	108.4800	128.82	318,057	2005	2005		0	0	0	8.50	91.50	VALUATION BY		STANDARD						
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2016															Heated Area: 2047 HX Base Yr 2016							
Roof Cover		03	COMP SHNGL 100																													
Interior Wall		05	DRYWALL 100																													
Interior Floo		12	HARDWOOD 80																													
Interior Floo		14	CARPET 20																													
Air Condition		03	CENTRAL 100																													
Heating Type		04	AIR DUCTED 100																													
Bedrooms			3 100																													
Bathrooms			2 100																													
Frame		02	WOOD FRAME 100																													
Stories		1.	1. 100																													
Units		00	0 100																													
Occupancy		00	NONE 100																													
Quality		03	Quality Level 03																													
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																												
BAS	2,047	100	2,047	241,281																												
FGR	579	55	318	37,483																												
FOP	46	30	14	1,650																												
FSP	224	40	90	10,609																												
TOTALS		2,896		2,469	291,022																											
EXTRA FEATURES					97070 CARAVEL TRL, 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	0812	CONCRETE C	0 100	0 0	2,176.00 SF		4.00	4.00	100	2005	2005	3	87	7,572																		
2	0911	SCRN RM A	0 100	45 22	990.00 SF		17.50	17.50	100	2018	2018	3	86	14,900																		
3	0861	POOL GUNIT	0 100	26 14	364.00 SF		85.00	85.00	100	2018	2018	3	90	27,846																		
4	0877	JACUZZI	0 100	0 0	1.00 UT		1,000.00	1,000.00	100	2018	2018	3	86	860																		
5	0855	CONC PAVER	0 100	0 0	562.00 SF		10.00	10.00	100	2018	2018	3	98	5,508																		
LAND DESCRIPTION															TOTAL OB/XF 56,686																	
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000															