

GMLM LLC/MITCHELL LOVEY
96972 BLACKROCK ROAD
YULEE, FL 32097

43-3N-28-5110-0016-0000

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 BY		TAX DIST:		STANDARD	
Exterior Wall		19		COMMON BRK 100		0100		01		1,452		131.7330		118.89		172,628		1973		1985		0		0		0		28.50		71.50					
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		- 0%		- 0				Heated Area: 1428				HX Base Yr															
Roof Cover		05		COMP SHNGL 100																															
Interior Wall		05		DRYWALL 100																															
Interior Floo		14		CARPET 80																															
Interior Floo		08		SHT VINYL 20																															
Air Condition		03		CENTRAL 100																															
Heating Type		04		AIR DUCTED 100																															
Bedrooms				3 100																															
Bathrooms				1.5 100																															
Frame		03		MASONRY 100																															
Stories		1.		1. 100																															
Units				0 100																															
BUD8 Adjustme		04		DIST 01 100																															
Occupancy		00		NONE 100																															
Quality		04		Quality Level 04																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC		4031.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		442		100		442		37,573																											
BAS		986		100		986		83,817																											
FOP		80		30		24		2,040																											
TOTALS		1,508				1,452		123,429																											
EXTRA FEATURES																																			
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					