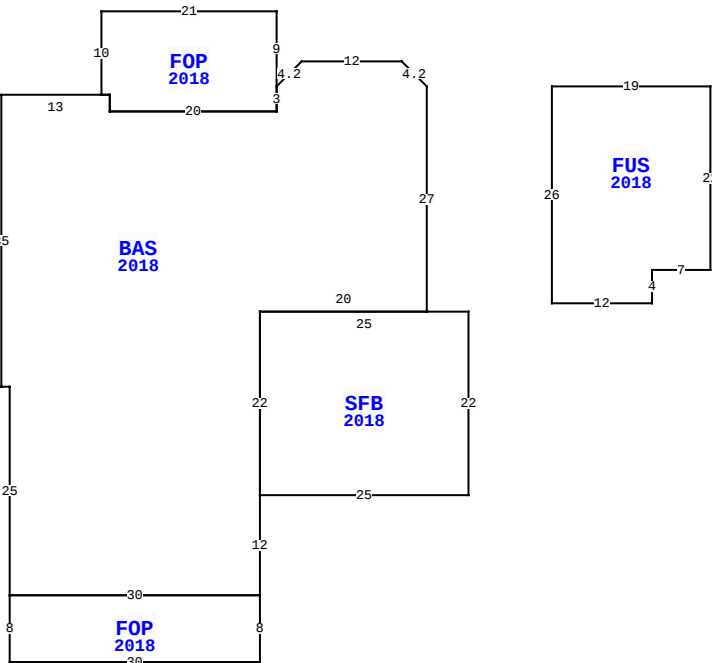


SMALL JASON MICHAEL & SHELBY GRACE
250 PONDER CIRCLE
YULEE, FL 32097

44-2N-27-1000-0075-0000



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		10	ABOVE AVG 100		0900	01	3,431	107.7320	127.93	438,928	2018	2018	0	0	0	1.50	98.50	VALUATION BY		STANDARD																							
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022													Heated Area: 3284													HX Base Yr 2022												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE													432,344												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													6,301												
Interior Floo		11	CLAY TILE 70															TOTAL LAND VALUE - MARKET													100,000												
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE													538,645												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													162,040												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													376,605												
Bedrooms			4 100															TOTAL EXEMPTION VALUE													HX HB		50,000										
Bathrooms			3.5 100															BASE TAXABLE VALUE													326,605												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													538,645												
Stories		2.	2. 100															NCON VALUE													0												
Units			0 100		INCOME VALUE																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE													406,888																									
Quality		03	Quality Level 03																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA															04																									
NEIGHBORHOOD/LOC		4086.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		2,378		100		2,378		299,655																																			
FOP		240		30		72		9,073																																			
FOP		250		30		75		9,451																																			
FUS		466		100		466		58,721																																			
SFB		550		80		440		55,445																																			
TOTALS		3,884				3,431		432,344																																			
EXTRA FEATURES		250 PONDER CIR, 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		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2018		2018		3		99		1,980															
2		0811		CONCRETE B		0 100		0 0		848.00		SF		5.20		5.20		100		2018		2018		3		98		4,321															