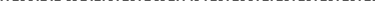




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	31	HARDIE BRD 90	0500	01	4,952	92.1834	131.36	650,495	2004	2007	0	0	7.43	92.57	VALUATION BY										STANDARD									
Exterior Wall	20	FACE BRICK 10	1 SFR CUST - 100% - 2020										Heated Area: 4268										HX Base Yr											
Roof Structure	08	IRREGULAR 100											BAS 2004										FUS 2004											
Roof Cover	03	COMP SHNGL 100																					BAS 2004											
Interior Wall	05	DRYWALL 100																					FOP 2004											
Interior Floor	11	CLAY TILE 70																					FOP 2004											
Interior Floor	14	CARPET 30																					FOP 2004											
Air Condition	03	CENTRAL 100																					FOP 2004											
Heating Type	04	AIR DUCTED 100	BAS 2004										FUS 2004										FUS 2004											
Bedrooms		6 100	BAS 2004										FUS 2004										FUS 2004											
Bathrooms		4.5 100	BAS 2004										FUS 2004										FUS 2004											
Frame	02	WOOD FRAME 100	BAS 2004										FUS 2004										FUS 2004											
Stories	2.	2. 100	BAS 2004										FUS 2004										FUS 2004											
Units		0 100	BAS 2004										FUS 2004										FUS 2004											
Occupancy	00	NONE 100	BAS 2004										FUS 2004										FUS 2004											
Quality	01	Quality Level 01	BAS 2004										FUS 2004										FUS 2004											
DOR CODE	0100	SINGLE FAMILY	BAS 2004										FUS 2004										FUS 2004											
MAP NUM		MKT AREA	BAS 2004										FUS 2004										FUS 2004											
NEIGHBORHOOD/LOC		4028.00	BAS 2004										FUS 2004										FUS 2004											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	518	100	518	62,988																														
BAS	2,709	100	2,709	329,414																														
FGR	790	55	434	52,774																														
FOP	75	30	22	2,675																														
FOP	336	30	101	12,281																														
FOP	411	30	123	14,957																														
FUS	1,041	100	1,041	126,586																														
PTO	80	5	4	486																														
TOTALS	5,960		4,952	602,163																														
EXTRA FEATURES					96082 SCARLET OAKS CT, YULEE										BLD DATE 04/04/2023 NW LGL DATE																			
															XF DATE										LAND DATE									
															INC DATE										AG DATE									
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	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00	85.00	100	2004	2004	3	40	15,232																		
2	0845	KOOL DECK	0	100	0	0	541.00	SF	7.25	7.25	100	2004	2004	3	86	3,373																		
3	1127	BRICK 8"	0	100	0	0	238.00	SF	11.00	11.00	100	2004	2004	3	96	2,513																		
4	0855	CONC PAVER	0	100	0	0	171.00	SF	10.00	10.00	100	2007	2007	3	89	1,522																		
5	1126	CB/STC 8"	0	100	0	0	57.00	SF	8.00	8.00	100	2004	2004	3	86	392																		
6	0855	CONC PAVER	0	100	0	0	2,962.00	SF	10.00	10.00	100	2004	2004	3	86	25,473																		
7	0911	SCRN RM A	0	100	34	22	748.00	SF	17.50	17.50	100	2004	2004	3	24	3,142																		
8	1134	LANDSCP BL	0	100	30	0	60.00	SF	3.00	3.00	100	2019	2019	3	100	180																		
9	0855	CONC PAVER	0	100	20	20	400.00	SF	10.00	10.00	100	2019	2019	3	99	3,960																		
10	0810	CONCRETE A	0	100	0	0	410.00	SF	6.50	6.50	100	2019	2019	3	99	2,638																		
LAND DESCRIPTION					TOTAL OB/XF										58,425																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000																	

DEAL DEBORAH & BOBBY
96082 SCARLET OAKS CT
YULEE, FL 32097

2023

[illegible]