

BARR CHARLES FRANKLIN JR/BARR CHARLES FRANKLIN SR
108 HOLLY DRIVE
FLORAHOME, FL 32140

51-3N-27-4881-0089-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2														
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		15	CONC BLOCK 100		6500	01	768	47.3000	16.56	12,718		1980	1980	0	0	0	50.00	50.00	VALUATION BY		STANDARD																							
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES - 0% - 0										Heated Area: 768										HX Base Yr																			
Roof Cover		03	COMP SHNGL 100		32 24 32 24 BAS 2022																				BUILDING MARKET VALUE										19,950									
Interior Wall		07	NONE 100																						TOTAL MARKET OB/XF VALUE										1,092									
Interior Floo		03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET										80,000									
Air Condition		01	NONE 100																						TOTAL MARKET VALUE										101,042									
Heating Type		01	NONE 100																						SOH/AGL Deduction										36,708									
Bedrooms			0 100																						ASSESSED VALUE										64,334									
Bathrooms			0 100																						TOTAL EXEMPTION VALUE										0									
Frame		03	MASONRY 100																						BASE TAXABLE VALUE										64,334									
Stories		1.	1. 100																						TOTAL JUST VALUE										101,042									
Units			0 100																						NCON VALUE										6,359									
Occupancy		00	NONE 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE										68,384																			
Quality		03	Quality Level 03																																									
DOR CODE		0200	MOBILE HOME																																									
MAP NUM			MKT AREA		04																																							
NEIGHBORHOOD/LOC		4040.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	768	100	768	6,359																																								
TOTALS		768		768	6,359											BLD DATE				LGL DATE																								
EXTRA FEATURES					86221 MELISSA RD, YULEE										XF DATE				LAND 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																													