

DICHARIA ANTHONY JR L/E/
86179 DICHARIA ST
YULEE, FL 32097

2023

52-3N-27-0000-0002-0070

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 SUMMARY																			
Exterior Wall		30		VINYL 100		0800		02		1,738		123.6000		86.52		150,372		1995		1995		0		0		0 65.00		35.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		- 100%		- 0				Heated Area: 1620														Tax Group: 4										Tax Dist:									
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE										52,630									
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE										19,950									
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET										150,490									
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE										223,070									
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										115,807									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										107,263									
Bedrooms				3 100																										TOTAL EXEMPTION VALUE										50,000									
Bathrooms				2 100																										BASE TAXABLE VALUE										57,263									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										223,070									
Stories		1.		1. 100																										NCON VALUE										0									
Units		0		100																										INCOME VALUE																			
BUD8 Adjustme		04		DIST 01 100																										PREVIOUS YEAR MKT VALUE										154,643									
Quality		03		Quality Level 03																																													
DOR CODE		0200		MOBILE HOME																																													
MAP NUM				MKT AREA																																				04									
NEIGHBORHOOD/LOC		4053.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,620		100		1,620		49,057																																									
FSP		196		60		118		3,573																																									
TOTALS		1,816				1,738		52,630																																									
EXTRA FEATURES										86179 DI CHARIA ST, YULEE										BLD DATE										LGL DATE																			
																				XF DATE										LAND DATE																			
																				INC DATE																													