

NORFLEET RACHEL & CHRISTOPHER
75262 HARVESTER ST
YULEE, FL 32097

08-2N-27-0000-0005-0310

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		2,513		106.8864		133.61		335,762		2006		2006		0		0		0		8.00		92.00		VALUATION BY		STANDARD	
Roof Structure		08		IRREGULAR 100		1		SNGL FAM - 100% - 2013								Heated Area: 2204														Tax Group: 4		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE		308,901			
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE		40,460			
Interior Floor		14		CARPET 60																										TOTAL LAND VALUE - MARKET		80,000			
Interior Floor		11		CLAY TILE 40																										TOTAL MARKET VALUE		429,361			
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		217,631			
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE		211,730			
Bedrooms				4 100																										TOTAL EXEMPTION VALUE		HX HB 50,000			
Bathrooms				3 100																										BASE TAXABLE VALUE		161,730			
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE		429,361			
Stories		1.5		1.5 100																										NCON VALUE		0			
Units				0 100																										INCOME VALUE					
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE		416,908			
Quality		02		Quality Level 02																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC				4053.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,852		100		1,852		227,650																											
FGR		460		55		253		31,099																											
FOP		126		30		38		4,671																											
FUS		352		100		352		43,269																											
PTO		370		5		18		2,213																											
TOTALS		3,160				2,513		308,901																											
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					
1		0812		CONCRETE C		0 100		0 0		1,895.00		SF		4.00		4.00		100		2006		2006		3		87		6,595							
2		0681		POLE SHED		0 100		0 0		648.00		SF		15.00		15.00		100		2012		2012		3		68		6,610							
3		0462		ST/AL FNC		0 100		0 0		576.00		SF		10.00		10.00		100		2014		2014		3		75		4,320							
4		0845		K00L DECK		0 100		0 0		220.00		SF		7.25		7.25		100		2014		2014		3		95		1,515							
5		0861		POOL GUNIT		0 100		0 0		336.00		SF		85.00		85.00		100		2014		2014		3		75		21,420							
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