

CLEOPHAT KENZY & JASMINE
75172 NASSAU STATION WAY
YULEE, FL 32097

08-2N-27-0215-0004-0000

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		31	HARDIE BRD 100		0100	01	2,784	111.8400	106.25	295,800	2022	2022		0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023										Heated Area: 2489					HX Base Yr 2023					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										295,800									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										3,484									
Interior Floo		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										50,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										349,284									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										9,898									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										339,386									
Bedrooms			5 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			3 100												BASE TAXABLE VALUE										289,386									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										349,284									
Stories		2.	2. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										329,501																			
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				04																											
NEIGHBORHOOD/LOC		4093.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		1,053	100	1,053	111,881																													
FGR		420	55	231	24,544																													
FOP		182	30	55	5,844																													
FUS		1,436	100	1,436	152,575																													
PTO		70	5	4	425																													
STR		52	10	5	531																													
TOTALS		3,213		2,784	295,800																													
EXTRA FEATURES		75172 NASSAU STATION WAY, 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		0811	CONCRETE B	0	100	0	0	670.00	SF	5.20	5.20	100	2022	2022	3	100	3,484																	