

CASEY ERIC & ASHLEY
3627 GLENPINE DR
HOUSTON, TX 77068

08-2N-27-0215-0037-0000

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	2,124	115.7380	109.95	233,534	2022	2022	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023										Heated Area: 1856										Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										233,534									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										3,624									
Interior Floo		11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										50,000									
Interior Floo		14	CARPET 30												TOTAL MARKET VALUE										287,158									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										287,158									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										0									
Bathrooms			2 100												BASE TAXABLE VALUE										287,158									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										287,158									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										270,476																			
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	1,856	100	1,856	204,067																														
FGR	420	55	231	25,398																														
FOP	110	30	33	3,628																														
PTO	70	5	4	440																														
TOTALS		2,456		2,124	233,534																													
EXTRA FEATURES					75005 NASSAU STATION WAY, YULEE										BLD DATE					LGL DATE					03/12/2024					MLU				
															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	0811	CONCRETE B	0	0	0	0		697.00	SF	5.20				5.20	100	2022	2022	3	100	3,624														