

STEPHENSON TERRONZA RASEAN
75025 TRESTLE CT
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	31	HARDIE BRD	100	0100	01	1,980	115.7380	109.95	217,701	2022	2022	0	0	0.00	100.00	Tax Group: 4	Tax Dist:												
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM - 100% - 2023										Heated Area: 1711					HX Base Yr 2023										
Roof Cover	03	COMP SHNGL	100	10 PTO 2022 33 BAS 2022 5 57 21 FGR 2022 20 13 5 7 12 10 5 16 20 FOP 2022 20 7																									
Interior Wall	05	DRYWALL	100																										
Interior Floo	11	CLAY TILE	70																										
Interior Floo	14	CARPET	30																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME	100																										
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE	100																										