

MORRIS VALTIOUS & KIM
86797 CARTESIAN POINTE DRIVE
YULEE, FL 32097

09-2N-27-0231-0061-0000



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		05		AVERAGE 70		0100		01		2,627		104.7312		99.49		261,360		2007		2007		0		0		7.65		92.35		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 30		1		SINGLE FAM - 100% - 2008						Heated Area: 2307						HX Base Yr 2008										Tax Group: 4					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					241,366				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					6,818				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					50,000				
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					298,184				
Interior Floo		08		SHT VINYL 20																										SOH/AGL Deduction					129,992				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					168,192				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms				4 100																										BASE TAXABLE VALUE					118,192				
Bathrooms				2 100																										TOTAL JUST VALUE					298,184				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories				1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					287,445				
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4050.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,307		100		2,307		211,964																															
FGR		424		55		233		21,408																															
FOP		80		30		24		2,205																															
FOP		209		30		63		5,788																															
TOTALS		3,020				2,627		241,366																															
EXTRA FEATURES																																							
L N		OB/XF CODE		DESCRIPTION		BLD CAP																																	