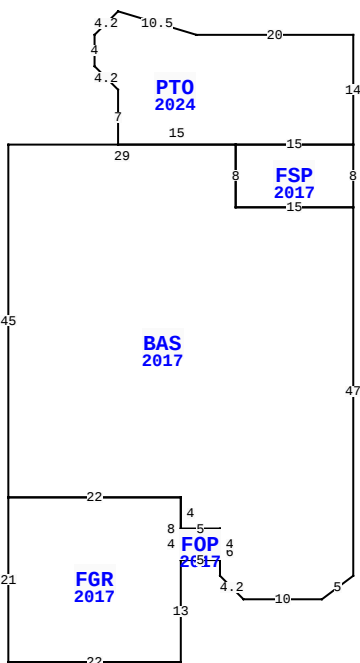


ANGELES JULIUS LESTER M & JAMAICA S
78317 SADDLE ROCK RD
YULEE, FL 32097

09-2N-27-1290-0203-0000



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	EFF.	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		20	FACE BRICK 100		0100	01	2,422	126.4494	120.13	290,955	2017	2017		0	0	4.50	95.50	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2019													Heated Area: 2091		HX Base Yr 2019																	
Roof Cover		03	COMP SHNGL 100																VALUATION BY		STANDARD																
Interior Wall		05	DRYWALL 100																Tax Group: 4		Tax Dist:																
Interior Floo		14	CARPET 60																BUILDING MARKET VALUE		277,862																
Interior Floo		11	CLAY TILE 40																TOTAL MARKET OB/XF VALUE		11,368																
Air Condition		03	CENTRAL 100																TOTAL LAND VALUE - MARKET		50,000																
Heating Type		04	AIR DUCTED 100																TOTAL MARKET VALUE		339,230																
Bedrooms			4 100																SOH/AGL Deduction		98,156																
Bathrooms			2 100																ASSESSED VALUE		241,074																
Frame		02	WOOD FRAME 100																TOTAL EXEMPTION VALUE		HX HB		50,000														
Stories		1.	1. 100																BASE TAXABLE VALUE		191,074																
Units		00	0 100		TOTAL JUST VALUE		339,230																														
Occupancy		00	NONE 100		NCON VALUE		2,639																														
					INCOME VALUE		PREVIOUS YEAR MKT VALUE								329,725																						
Quality		06	Quality Level 06																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA				04																														
NEIGHBORHOOD/LOC		4073.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	2,091	100	2,091	239,888																																	
FGR	462	55	254	29,140																																	
FOP	20	30	6	689																																	
FSP	120	40	48	5,507																																	
PTO	456	5	23	2,639																																	
TOTALS		3,149		2,422	277,862																																
EXTRA FEATURES					78317 SADDLE ROCK RD, YULEE															BLD DATE				LGL DATE													
																				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	100	0	0	755.00	SF	5.20	5.20	100	2017	2017	3	97	3,808																					
2	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2020	2020	3	93	6,696																					
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	96	864																					
LAND DESCRIPTION																		TOTAL OB/XF										11,368									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																				