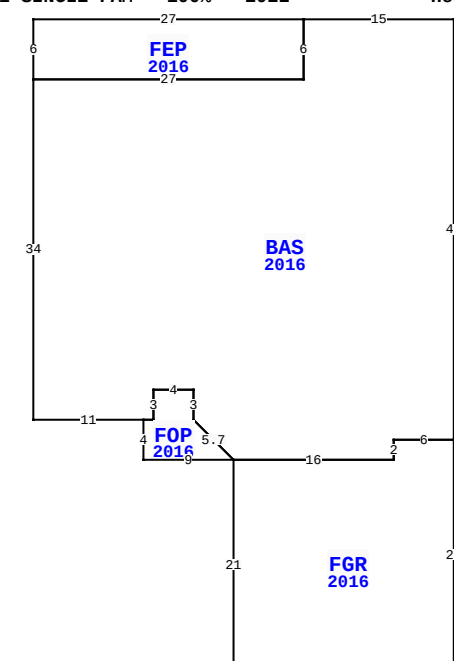


CAUDLE MARTIN R & YANG S
77210 LUMBER CREEK BLVD
YULEE, FL 32097

09-2N-27-1290-0225-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	0100	MDL	01	1,993	TOT ADJ PTS	124.6462	EFF. BASE RATE	118.41	REPL. COST NEW	235,991	AYB	2016	EYB	2016	ECON	0	FNCT	0	NORM	5.25	% COND	94.75									
Exterior Wall	20	FACE BRICK 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1590										HX Base Yr 2022									
Roof Structur	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 70																														
Interior Floo	13	LVT/LAMNT 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	0 100																														
Occupancy	00	NONE 100																														
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	1,590	100	1,590	178,388																												
FEP	162	80	130	14,585																												
FGR	474	55	261	29,282																												
FOP	40	30	12	1,346																												
TOTALS		2,266		1,993	223,601																											
EXTRA FEATURES										77210 LUMBER CREEK BLVD, YULEE										BLD DATE 06/02/2022 NW LGL 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	0462	ST/AL FNC	0 100	0	0	624.00	SF	10.00	10.00	100	2016	2016	3	81	5,054																	
2	0811	CONCRETE B	0 100	0	0	696.00	SF	5.20	5.20	100	2016	2016	3	96	3,474																	