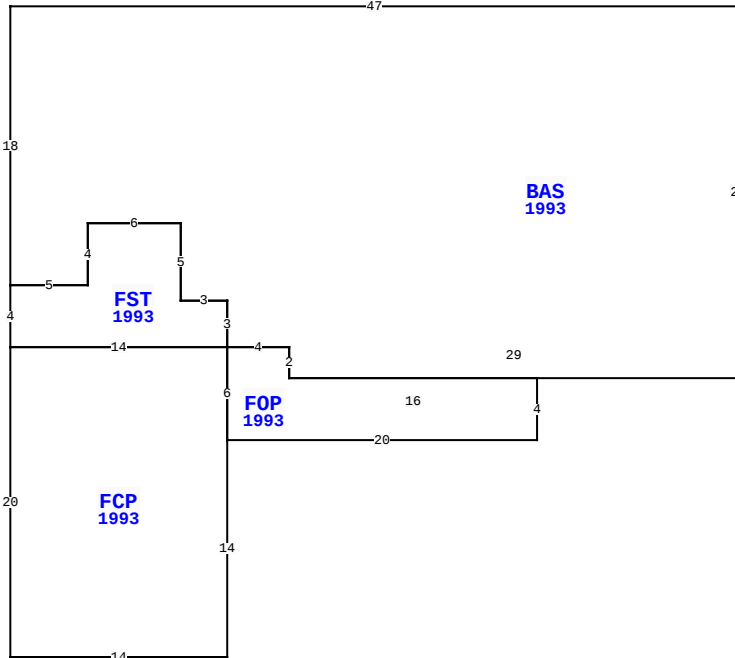


MALLARD CHRISTINE M
86055 SPRING MEADOW AVE
YULEE, FL 32097

09-2N-27-1950-0004-0000



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 100		0100	01	1,153	123.5960	117.42	135,385	1991	1991		0	0	15.25	84.75	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 1015					HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					114,739														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					2,534														
Interior Floo		14	CARPET 70												TOTAL LAND VALUE - MARKET					70,000														
Interior Floo		08	SHT VINYL 30												TOTAL MARKET VALUE					187,273														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					52,444														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					134,829														
Bedrooms			3 100												TOTAL EXEMPTION VALUE					HX HB					50,000									
Bathrooms			1 100												BASE TAXABLE VALUE					84,829														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					187,273														
Stories		1.	1. 100												NCON VALUE					0														
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					171,993																								
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4049.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,015	100	1,015	101,006																														
FCP	280	25	70	6,966																														
FOP	88	30	26	2,587																														
FST	77	55	42	4,180																														
TOTALS		1,460		1,153	114,739																													
EXTRA FEATURES					86055 SPRING MEADOW AVE, YULEE										BLD DATE 03/16/2023 NW					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	786.00	SF	5.20	5.20	100	1991	1991	3	62	2,534																			