

FRIED EUGENE C & MICHELE
86037 BLACK TERN DR
YULEE, FL 32097

12-2N-26-1602-0057-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										4										
ELEMENT		CD	16		WD FR STUC 100		0100		01	2,771		119.4480		113.48		314,453		2016		2016		0		0		3.50		96.50		
Exterior Wall		08	IRREGULAR 100		1 SINGLE FAM - 100% - 2017		Heated Area: 2301		HX Base Yr 2017																					
Roof Structur		03	COMP SHNGL 100																											
Interior Wall		05	DRYWALL 100																											
Interior Floo		11	CLAY TILE 50																											
Interior Floo		14	CARPET 50																											
Air Condition		03	CENTRAL 100																											
Heating Type		04	AIR DUCTED 100																											
Bedrooms			4 100																											
Bathrooms			3 100																											
Frame		02	WOOD FRAME 100																											
Stories		0	0 100																											
Units		0	0 100																											
Occupancy		00	NONE 100																											
Quality		04	Quality Level 04																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																											
NEIGHBORHOOD/LOC		5013.00																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		1,909	100	1,909	209,051																									
FGR		696	55	383	41,942																									
FOP		48	30	14	1,533																									
FOP		224	30	67	7,337																									
FUS		392	100	392	42,927																									
STR		58	10	6	657																									
TOTALS		3,327		2,771	303,447																									
EXTRA FEATURES		86037 BLACK TERN DR, 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	0812	CONCRETE C	0 100	0	0	1,484.00	SF	4.00	4.00	100	2016	2016	3	96	5,699															