

RATLIFF DANIEL M & JANE K
85795 BLACK TERN DR
YULEE, FL 32097

12-2N-26-1603-0006-0000

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		16	WD FR STUC 100							0100	01	2,953	113.9985	108.30	319,810	2018	2018	0	0	0	2.50	97.50	STANDARD																
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2019										Heated Area: 2503										HX Base Yr 2019									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floor		11	CLAY TILE 50																																				
Interior Floor		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		2.	2. 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA							05																													
NEIGHBORHOOD/LOC		5014.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,120	100	2,120	223,856																																			
FGR	714	55	393	41,498																																			
FOP	54	30	16	1,690																																			
FOP	110	30	33	3,485																																			
FUS	383	100	383	40,442																																			
PTO	72	5	4	422																																			
STR	37	10	4	422																																			
TOTALS		3,490		2,953	311,815																																		
EXTRA FEATURES										85795 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	0810	CONCRETE A	0 100	0	0	1,035.00	SF	6.50	6.50	100	2018	2018	3	97	6,526																								
2	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2018	2018	3	94	4,512																								
3	0470	VNYL GATE	0 100	0	0	1.00	UF	300.00	300.00	100	2018	2018	3	94	282																								
4	0462	ST/AL FNC	0 100	0	0	276.00	SF	10.00	10.00	100	2018	2018	3	87	2,401																								
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282																								
LAND DESCRIPTION										TOTAL OB/XF 14,003																													
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																						