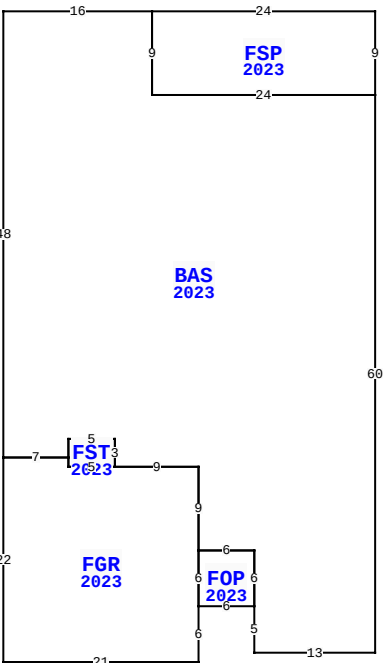


EVANS JUSTIS A & EMMA P
70414 WINDING RIVER DR
YULEE, FL 32097

2024

13-ZK-ZU-1832-0107-0000

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		31	HARDIE BRD 100		0100	01	2,387	115.1500	109.39	261,114	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD																
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 2036					HX Base Yr 2024					Tax Group: 4		Tax Dist:									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE		261,114									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		3,604									
Interior Floo		11	CLAY TILE 50																						TOTAL LAND VALUE - MARKET		55,000									
Interior Floo		14	CARPET 50																						TOTAL MARKET VALUE		319,718									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction		0									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE		319,718									
Bedrooms			4 100																						TOTAL EXEMPTION VALUE		HX HB		50,000							
Bathrooms			3 100																						BASE TAXABLE VALUE		269,718									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE		319,718									
Stories		1.	1. 100																						NCON VALUE		264,718									
Units			0 100												INCOME VALUE																					
															PREVIOUS YEAR MKT VALUE		55,000																			
Quality		03	Quality Level 03																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA														05																			
NEIGHBORHOOD/LOC		5009.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,036	100	2,036	222,718																																
FGR	448	55	246	26,910																																
FOP	36	30	11	1,203																																
FSP	216	40	86	9,408																																
FST	15	55	8	875																																
TOTALS		2,751		2,387	261,114																															
EXTRA FEATURES					70414 WINDING RIVER 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	0811	CONCRETE B	0 100	0	0	693.00	SF	5.20	5.20	100	2024	2023		100	3,604																					