

PEREIRA ALVERIO WILLIAM G/FERNANDEZ NATALIE ROBLES
70406 WINDING RIVER DRIVE
YULEE, FL 32097

13-2N-26-1832-0168-0000

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	2,522	108.9600	103.51	261,052	2022	2022	0	0	0	0.00	100.00	VALUATION BY		STANDARD																							
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2023										Heated Area: 2160		HX Base Yr 2023																										
Roof Cover	03	COMP SHNGL 100								23 16 8 FOP 2022 16 8 55 BAS 2022 60 28 13 20 18 11 FOP 2022 5 5 28																																						
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE		261,052																							
Interior Floo	11	CLAY TILE 50																					TOTAL MARKET OB/XF VALUE		4,300																							
Interior Floo	14	CARPET 50																					TOTAL LAND VALUE - MARKET		55,000																							
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE		320,352																							
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction		3,820																							
Bedrooms		4 100																					ASSESSED VALUE		316,532																							
Bathrooms		2 100																					TOTAL EXEMPTION VALUE		HX HB		50,000																					
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE		266,532																							
Stories	1.	1. 100																					TOTAL JUST VALUE		320,352																							
Units	00	0 100																					NCON VALUE		0																							
Occupancy	00	NONE 100																					INCOME VALUE																									
																							PREVIOUS YEAR MKT VALUE		307,313																							