

COVERT CHRISTINA M & JASON DEAN
70171 ROSEAPPLE CT
YULEE, FL 32097

2024

13-2N-26-1832-0234-0000

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	MA	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		31	HARDIE BRD 100		0100	01	2,097	107.8000	102.41	214,754	2022	2022		0	0	10	0.00	90.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023										Heated Area: 1856					HX Base Yr 2023					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					193,279														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					3,910														
Interior Floo		13	LVT/LAMNT 50												TOTAL LAND VALUE - MARKET					55,000														
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE					252,189														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					0														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					252,189														
Bedrooms			4 100												TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms			2 100												BASE TAXABLE VALUE					202,189														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					252,189														
Stories		1.	1. 100												NCON VALUE					0														
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					261,082																								
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		1,856		100		1,856		171,066																										
FGR		420		55		231		21,291																										
FOP		20		30		6		553																										
PTO		70		5		4		369																										
TOTALS		2,366				2,097		193,279																										
EXTRA FEATURES										70171 ROSEAPPLE CT, YULEE																								
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		752.00		SF		5.20		5.20		100		2022		2022		3		100		3,910						