

JUSTINIANO RENE ISREAL I/RUIZ JEANNIE
70200 ROSEAPPEL CT
YULEE, FL 32097

13-2N-26-1832-0242-0000

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										
Roof Cover		03	COMP SHNGL 100		10 7 7 PTO 2022 25 14 39 BAS 2022 21 15 19 20 21 5 5 13 FGR 2022 402 2622														BUILDING MARKET VALUE				193,279						
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				3,458						
Interior Floo		13	LVT/LAMNT 50																TOTAL LAND VALUE - MARKET				55,000						
Interior Floo		14	CARPET 50																TOTAL MARKET VALUE				251,737						
Air Condition		03	CENTRAL 100																SOH/AGL Deduction				0						
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE				251,737						
Bedrooms		4	100																TOTAL EXEMPTION VALUE				HX HB 50,000						
Bathrooms		2	100																BASE TAXABLE VALUE				201,737						
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE				251,737						
Stories		1.	1. 100																NCON VALUE				0						
Units		0	100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE				260,630																				
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					70200 ROSEAPPLE CT, 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		665.00	SF	5.20		5.20	100	2022	2022	3	100	3,458											
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