

NELSON SHARON AVALIA
65336 CLEARWATER CT
YULEE, FL 32097

13-2N-26-1832-0321-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	31	HARDIE BRD 100								0100	01	1,961	106.8200	101.48	199,002	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: 1711										HX Base Yr 2023										Tax Group: 4		Tax Dist:	
Roof Cover	03	COMP SHNGL 100																																									