

TESTON JAMES D & EULA MAE
75252 EDWARDS ROAD
YULEE, FL 32097

14-2N-26-4280-0002-0080

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		20		FACE BRICK 90		0100		01		1,880		104.5660		99.34		186,759		1980		1985		0		0		25.89		74.11		VALUATION BY		STANDARD	
Exterior Wall		05		AVERAGE 10		1		SINGLE FAM - 100% - 1974								Heated Area: 1820										HX Base Yr 1974		Tax Group: 4		Tax Dist:			
Roof Structur		03		GABLE/HIP 100																								BUILDING MARKET VALUE		138,407			
Roof Cover		12		MODULAR MT 100																								TOTAL MARKET OB/XF VALUE		37,598			
Interior Wall		04		PLYWOOD 100																								TOTAL LAND VALUE - MARKET		154,500			
Interior Floo		14		CARPET 80																								TOTAL MARKET VALUE		330,505			
Interior Floo		08		SHT VINYL 20																								SOH/AGL Deduction		193,669			
Air Condition		03		CENTRAL 100																								ASSESSED VALUE		136,836			
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE		HX HB 50,000			
Bedrooms				3 100																								BASE TAXABLE VALUE		86,836			
Bathrooms				1.5 100																								TOTAL JUST VALUE		330,505			
Frame		02		WOOD FRAME 100																								NCON VALUE		0			
Stories		1.		1. 100																								INCOME VALUE					
Units				0 100																								PREVIOUS YEAR MKT VALUE		325,406			
BUD8 Adjustme		04		DIST 01 100																													
Occupancy		00		NONE 100																													
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				5001.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,534		100		1,534		112,935																									
BAS		286		100		286		21,055																									
FOP		200		30		60		4,417																									
TOTALS		2,020		1,880		138,407																											
EXTRA FEATURES																																	
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		0940		SHEDS/PORT		0 100		12 14		168.00		SF		20.10		20.10		100		1970		1970		3		20		675					
2		0940		SHEDS/PORT		0 100		14 38		532.00		SF		20.10		20.10		100		1971		1971		3		20		2,139					
3		0810		CONCRETE A		0 100		0 0		388.00		SF		6.50		6.50		100		1985		1985		3		47		1,185					
4		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1980		1980		3		46.5		1,628					
5		0810		CONCRETE A		0 100		0 0		678.00		SF		6.50		6.50		100		1999		1999		3		77		3,393					
6		0940		SHEDS/PORT		0 100		10 24		240.00		SF		30.00		30.00		100		1990		1990		3		20		1,440					
7		0510		GARAGE WD-		0 100		12 24		288.00		SF		35.00		35.00		100		1988		1988		3		20		2,016					

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