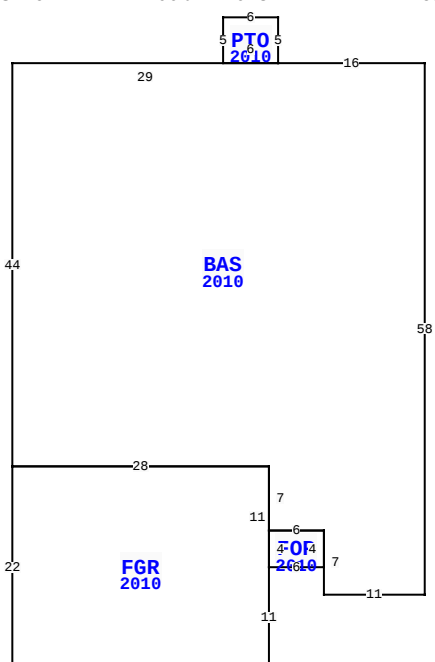


MOES AURORA
96177 GRAYLON DR
YULEE, FL 32097

37-3N-28-0740-0624-0000

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		10	ABOVE AVG 80		0100	01	2,524	112.9920	107.34	270,926	2010	2010		0	0	6.10	93.90	VALUATION BY					STANDARD											
Exterior Wall		16	WD FR STUC 20		1 SINGLE FAM - 100% - 2023										Heated Area: 2176										HX Base Yr 2023									
Roof Structur		03	GABLE/HIP 100																															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 70																															
Interior Floo		08	SHT VINYL 30																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			4 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4038.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,176	100	2,176	219,324																														
FGR	616	55	339	34,168																														
FOP	24	30	7	705																														
PTO	30	5	2	202																														
TOTALS		2,846	2,524	254,400																														
EXTRA FEATURES					96177 GRAYLON DR, 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	964.00	SF	5.20	5.20	100	2010	2010	3	91	4,562																				
</																																		