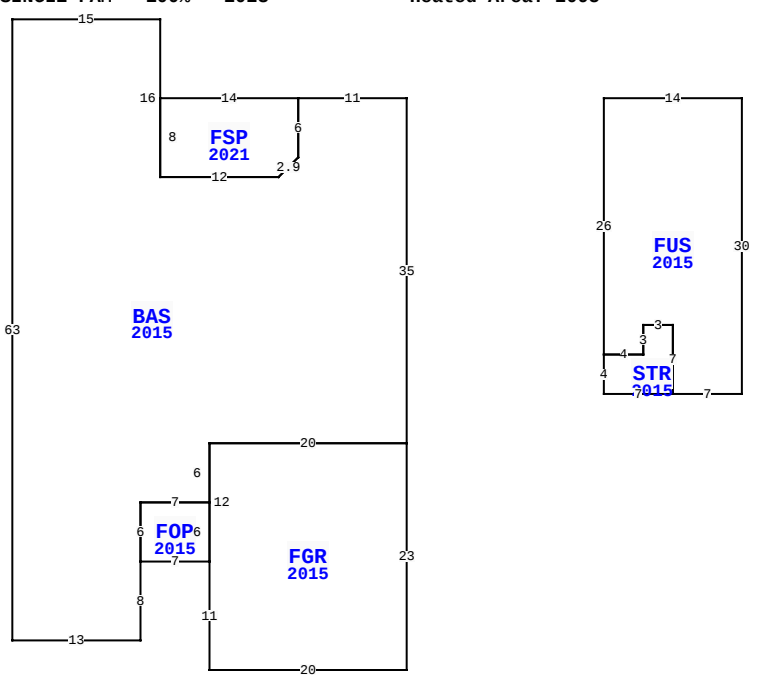


SMITH JUSTIN MICHAEL & HANNAH
82036 CHICKADEE LN
YULEE, FL 32097

37-3N-28-0742-0659-0000

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 100		0100	01	2,409	128.82	10	122.38	294,813	2015	2015		0	0	3.50	96.50	VALUATION BY					STANDARD										
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM - 100% - 2023										Heated Area: 2095					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					284,495									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					39,754									
Interior Floo		11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET					55,000									
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE					379,249									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					0									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE					379,249																								
Bedrooms			4 100		TOTAL EXEMPTION VALUE					13					379,249																			
Bathrooms			3 100		BASE TAXABLE VALUE					0																								
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					379,249																								
Stories		2.	2. 100		NCON VALUE					0																								
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					388,165																								
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	1,712	100	1,712	202,182																														
FGR	460	55	253	29,878																														
FOP	42	30	13	1,535																														
FSP	110	40	44	5,197																														
FUS	383	100	383	45,231																														
STR	37	10	4	473																														
TOTALS		2,744	2,409	284,495																														
EXTRA FEATURES					82036 CHICKADEE LN, 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	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2015	2015	3	95	352																			
2	0811	CONCRETE B	0 100	47	16	752.00	SF	5.20	5.20	100	2015	2015	3	95	3,715																			
3	0476	VF 6 SBPL	0 100	0	0	125.00	LF	32.00	32.00	100	2016	2016	3	90	3,600																			
4	0470	VNVL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270																			
5	0861	POOL GUNIT	0 100	0	0	286.00	SF	85.00	85.00	100	2021	2021	3	95	23,095																			
6	0855	CONC PAVER	0 100	0	0	881.00	SF	10.00	10.00	100	2021	2021	3	99	8,722																			
LAND DESCRIPTION										TOTAL OB/XF										39,754														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																	
REVIEW DATE	10/04/2021	BY	KW	Total Acres: 0.00		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 08/06/2024 BY SYS																				