



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 100	0900	01	2,962	99.6588	124.57	368,976	1992	1992	0	0	0	23.05	76.95	VALUATION BY					STANDARD											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2017										Heated Area: 2648					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					283,927				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					37,919				
Interior Floo	14	CARPET 80																					TOTAL LAND VALUE - MARKET					225,000				
Interior Floo	11	CLAY TILE 20																					TOTAL MARKET VALUE					546,846				
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					176,536				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					370,310				
Bedrooms		4 100																					TOTAL EXEMPTION VALUE					13				
Bathrooms		2.5 100																					BASE TAXABLE VALUE					0				
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					546,846				
Stories	1.	1. 100																					NCON VALUE					0				
Units	0	0 100																					INCOME VALUE									
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE					509,946				

MONAGHAN FAMILY TRUST/GUSTAFSON MARY L TRUSTEE
86193 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0034-0000

[illegible]