

WILLIAMS GLENN N & KEPPIE KAYE
86548 RIVERWOOD DR
YULEE, FL 32097

38-2N-27-1332-0010-0000

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 70								0900	01	2,381	99.6660	124.58	296,625	2002	2002		0		0	10.15	89.85	VALUATION BY					STANDARD															
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM - 100% - 2021										Heated Area: 2004					HX Base Yr					Tax Group: 4														
Roof Structur	08	IRREGULAR 100																				Tax Dist:					266,518					BUILDING MARKET VALUE												
Roof Cover	03	COMP SHNGL 100																					37,784					TOTAL MARKET OB/XF VALUE																
Interior Wall	05	DRYWALL 100																					65,000					TOTAL LAND VALUE - MARKET																
Interior Floo	14	CARPET 80																					369,302					TOTAL MARKET VALUE																
Interior Floo	08	SHT VINYL 20																					0					SOH/AGL Deduction																
Air Condition	03	CENTRAL 100																					369,302					ASSESSED VALUE																
Heating Type	04	AIR DUCTED 100																					369,302					TOTAL EXEMPTION VALUE																
Bedrooms		4 100																					0					BASE TAXABLE VALUE																
Bathrooms		3 100																					369,302					TOTAL JUST VALUE																