

PRINCE LARRY C JR
86568 RIVERWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4									
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	2,351	97.9020	122.38	287,715	2002	2002	0	0	0	10.15	89.85	VALUATION BY												STANDARD												
Exterior Wall	16	WD FR STUC 30		1 SNGL FAM - 100% - 2009												Heated Area: 1970					HX Base Yr 2009					Tax Group: 4												Tax Dist:			
Roof Structur	08	IRREGULAR 100														BUILDING MARKET VALUE							258,512																		
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE							3,659																		
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET							65,000																		
Interior Floo	14	CARPET 80														TOTAL MARKET VALUE							327,171																		
Interior Floo	08	SHT VINYL 20														SOH/AGL Deduction							158,410																		
Air Condition	03	CENTRAL 100														ASSESSED VALUE							168,761																		
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE					HX HB		50,000																		
Bedrooms	4	100														BASE TAXABLE VALUE							118,761																		
Bathrooms	2	100														TOTAL JUST VALUE							327,171																		
Frame	02	WOOD FRAME 100		NCON VALUE							0																														
Stories	1.	1. 100		INCOME VALUE																																					
Units		0 100		PREVIOUS YEAR MKT VALUE							329,376																														
Occupancy	00	NONE 100																																							