

HENRY VALERIE ET AL/ARTHUR VIOLET
86105 KUTANA DRIVE
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD		16		WD FR STUC 100		03		GABLE/HIP 100		0100		01		1,070		109.1800		103.72		110,980		1956		1970		0		0		0		27.75		72.25			
Exterior Wall										1 SINGLE FAM - 8% - 2017										Heated Area: 1000																			
Roof Structur										HX Base Yr 2017																													
Roof Cover		03		COMP SHNGL 100		04		PLYWOOD 100		14		CARPET 80		08		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100					
Interior Wall		03		CARPET 80		08		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100							
Interior Floo		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
Air Condition		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
Heating Type		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
Bedrooms		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
Bathrooms		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
Frame		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
Stories		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
Units		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
BUD8 Adjustme		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
Occupancy		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
Quality		03		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
DOR CODE		0100		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
MAP NUM		0100		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
NEIGHBORHOOD/LOC		4053.00		SHT VINYL 20		02		WINDOW 100		03		FORCED AIR 100		4 100		1 100		WOOD FRAME 100		1. 1. 100		0 100		DIST 01 100		00		NONE 100											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,000		100		1,000		74,938		DCK		96		10		10		749		USP		200		30		60		4,496	
BAS		1,000		100		1,000		74,938		DCK		96		10		10		749		USP		200		30		60		4,496											
DCK		96		10		10		749		USP		200		30		60		4,496																					
USP		200		30		60		4,496																															
TOTALS		1,296				1,070		80,183																															
EXTRA FEATURES										86105 KUTANA 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									