

**FRENZEL PETER HJALMAR L/E/
86591 NASSAU CROSSING WAY
YULEE, FL 32097**

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0100	01	1,960	116.7180	110.88	217,325	2022	2022		0	0	0	0.00	100.00																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2023										Heated Area: 1700										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL 100																																					