

LAND TRUST 86682 SHORTLINE/ALTA PROPERTIES MANAGEM
86682 SHORTLINE CIR
YULEE, FL 32097

42-2N-27-1091-014E-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										STANDARD																								
Exterior Wall	31	HARDIE BRD 100	TYPE		0320	MDL	01	EFF. AREA	1,360	TOT ADJ PTS	125.6320	EFF. BASE RATE	119.35	REPL. COST NEW	162,316	AYB	2023	EYB	2023	ECON	0	FNCT	0	NORM	0.00	% COND	100.00	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100	1		TOWNHOUSE - 0% - 2024										Heated Area: 1168										HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Cover	05	COMP SHNGL 100	12																																BUILDING MARKET VALUE					162,316				
Interior Wall	03	DRYWALL 100	6																																TOTAL MARKET OB/XF VALUE					1,931				
Interior Floo	11	CLAY TILE 60	6																																TOTAL LAND VALUE - MARKET					40,000				
Interior Floo	14	CARPET 40	6																																TOTAL MARKET VALUE					204,247				
Air Condition	03	CENTRAL 100	3																																SOH/AGL Deduction					0				
Heating Type	04	AIR DUCTED 100	3																																ASSESSED VALUE					204,247				
Bedrooms		2 100	15																																TOTAL EXEMPTION VALUE					0				
Bathrooms		2.5 100	3																																BASE TAXABLE VALUE					204,247				
Frame	02	WOOD FRAME 100	28																																TOTAL JUST VALUE					204,247				
Stories	2.	2. 100	38																																NCON VALUE					164,247				
Units	1	1 100	4																																INCOME VALUE									
			2																																PREVIOUS YEAR MKT VALUE					40,000				
			7																																									
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