

KINGERY KEVIN E
86063 DUKE ROAD
YULEE, FL 32097

42-2N-27-4350-0027-0000

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	AP	NORM	% COND	PAGE 1 of 1																			
Exterior Wall		26	AL SIDING 100		0100	01	887	117.7200	111.83	99,193	1962	1962	0	0	20	30.50	49.50	4																			
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 768					HX Base Yr														
Roof Cover		03	COMP SHNGL 100		UOP 1999 BAS 1993 USP 1993													VALUATION BY										STANDARD									
Interior Wall		05	DRYWALL 100															Tax Group: 4										Tax Dist:									
Interior Floo		08	SHT VINYL 50															BUILDING MARKET VALUE										49,101									
Interior Floo		14	CARPET 50															TOTAL MARKET OB/XF VALUE										25,948									
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET										40,000									
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE										115,049									
Bedrooms			3 100															SOH/AGL Deduction										23,008									
Bathrooms			1 100															ASSESSED VALUE										92,041									
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE										0									
Stories		1.	1. 100															BASE TAXABLE VALUE										92,041									
Units			0 100		TOTAL JUST VALUE										115,049																						
BUD8 Adjustme		04	DIST 01 100		NCON VALUE										0																						
Occupancy		00	NONE 100		INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE										110,583																						