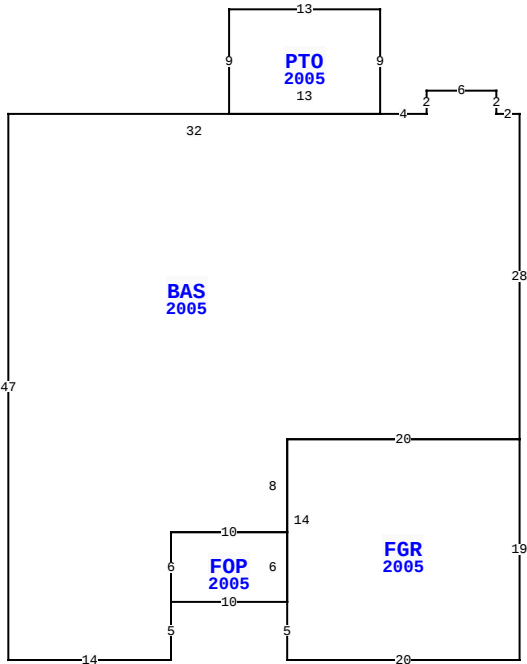


ROUSH ADAM J/TREY-ROUSH ASHLEY
86222 EVERGREEN PL
YULEE, FL 32097

2024



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		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 70		0100	01	1,823	126.5000	120.18	219,088	2005	2005	0	0	0	8.65	91.35	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2016													Tax Group: 4		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		Heated Area: 1590													BUILDING MARKET VALUE		200,137									
Interior Wall		05	DRYWALL 100		HX Base Yr 2016													TOTAL MARKET OB/XF VALUE		6,326									
Interior Floor		14	CARPET 80															TOTAL LAND VALUE - MARKET		55,000									
Interior Floor		08	SHT VINYL 20															TOTAL MARKET VALUE		261,463									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		106,770									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		154,693									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		50,000									
Bathrooms			2 100		BASE TAXABLE VALUE		104,693																						
Frame Stories		02	WOOD FRAME 100		TOTAL JUST VALUE		261,463																						
Units		1.	1. 100		NCON VALUE		0																						
Occupancy		00	NONE 100		INCOME VALUE																								
Quality		06	Quality Level 06		PREVIOUS YEAR MKT VALUE		252,567																						
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4047.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		1,590	100	1,590	174,557																								
FGR		380	55	209	22,945																								
FOP		60	30	18	1,976																								
PTO		117	5	6	659																								
TOTALS		2,147		1,823	200,137																								
EXTRA FEATURES		86222 EVERGREEN PL, YULEE				BLD DATE 03/14/2023 NW										LGL DATE													
						XF DATE										LAND DATE													
						INC DATE										AG DATE													
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115														
2	0811	CONCRETE B	0 100	0	0	718.00	SF	5.20	5.20	100	2005	2005	3	86	3,211														
																	</												