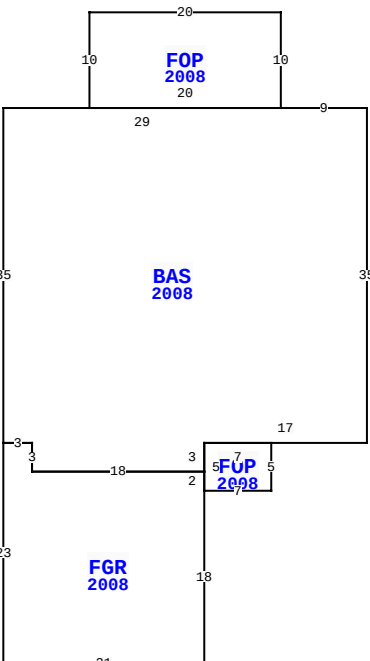


GAGNON MICHEL R
2323 MARINER DR #5
FT LAUDERDALE, FL 33316

42-2N-27-4371-0024-0000



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		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	17	CB STUCCO 100								0100	01	1,690	127.6500	121.27	204,946	2008	2008	0	0	0	7.50	92.50	VALUATION BY		STANDARD												
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0														Heated Area: 1384		HX Base Yr		Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE		189,575											
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		3,448											
Interior Floo	14	CARPET 80																						TOTAL LAND VALUE - MARKET		50,000											
Interior Floo	08	SHT VINYL 20																						TOTAL MARKET VALUE		243,023											
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction		15,986											
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE		227,037											
Bedrooms		3 100																						TOTAL EXEMPTION VALUE		0											
Bathrooms		2 100																						BASE TAXABLE VALUE		227,037											
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE		243,023											
Stories	1.	1. 100																						NCON VALUE		0											
Units	00	0 100								INCOME VALUE																											
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE		226,687																									
Quality		06 Quality Level 06																																			
DOR CODE		0100 SINGLE FAMILY																																			
MAP NUM										MKT AREA		04																									
NEIGHBORHOOD/LOC		4071.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,384	100	1,384	155,250																																	
FGR	429	55	236	26,474																																	
FOP	35	30	10	1,122																																	
FOP	200	30	60	6,730																																	
TOTALS		2,048				1,690		189,575		BLD DATE 05/17/2022 NW		LGL DATE																									
										XF DATE		LAND DATE																									
										INC DATE		AG DATE																									
EXTRA FEATURES										86205 CAESARS AVE, 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																						
1	0810	CONCRETE A	0	0	0	0		484.00 SF	6.50		6.50	100	2008	2008	3	89	2,800																				
2	0810	CONCRETE A	0	0	28	4		112.00 SF	6.50		6.50	100	2008	2008	3	89	648																				
LAND DESCRIPTION										TOTAL OB/XF										3,448																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHI FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000100	C	SFR		0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																			