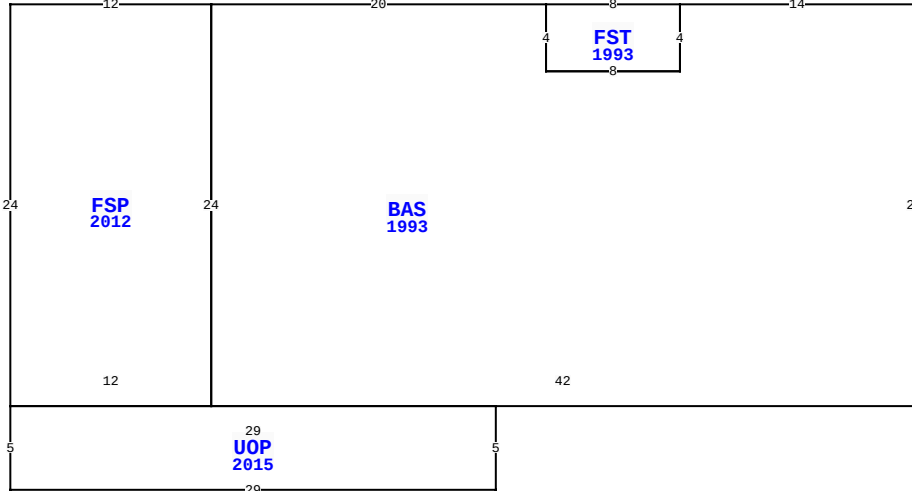
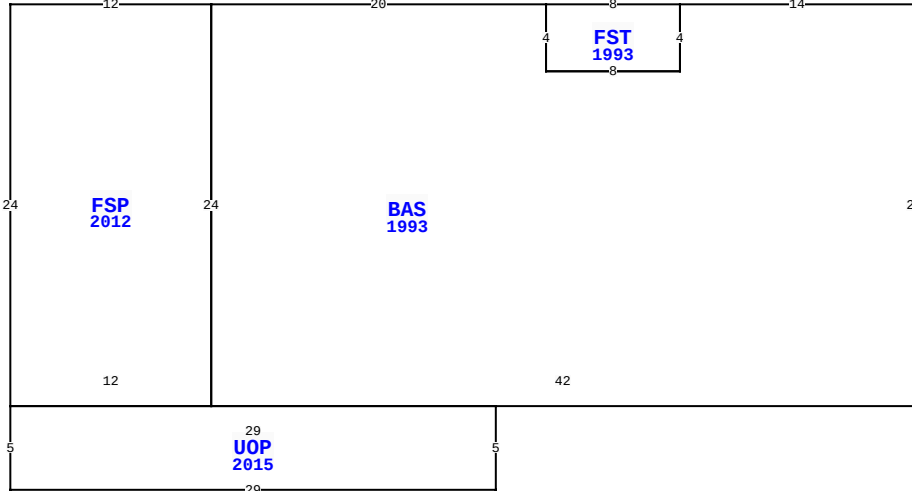


BROWN HANNAH OVIATT/STONE MICHAEL JEFFREY
2412 GLENGERRIE DR
SODDY DAISY, TN 37415

42-2N-27-4400-0004-0090

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		15	CONC BLOCK 100		0100	01	1,138	120.3153	114.30	130,073	1973	1998	0	0	0	12.50	87.50	VALUATION BY		STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2024													Heated Area: 976					HX Base Yr												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					113,814												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					599												
Interior Floo		11	CLAY TILE 70															TOTAL LAND VALUE - MARKET					50,000												
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE					164,413												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					0												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					164,413												
Bedrooms			2 100															TOTAL EXEMPTION VALUE					0												
Bathrooms			1 100															BASE TAXABLE VALUE					164,413												
Frame		03	MASONRY 100															TOTAL JUST VALUE					164,413												
Stories		1.	1. 100															NCON VALUE					0												
Units		0	100		INCOME VALUE																														
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					159,343																									
Occupancy		00	NONE 100																																
Quality		04	Quality Level 04																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA																				04												
NEIGHBORHOOD/LOC		4052.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	976	100	976	97,612																															
FSP	288	40	115	11,502																															
FST	32	55	18	1,800																															
UOP	145	20	29	2,901																															
TOTALS		1,441		1,138	113,814																														
EXTRA FEATURES					85033 AUSMUS 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		128.00	SF	6.50		6.50	100	1996	1996	3	72	599																	
																		</																	