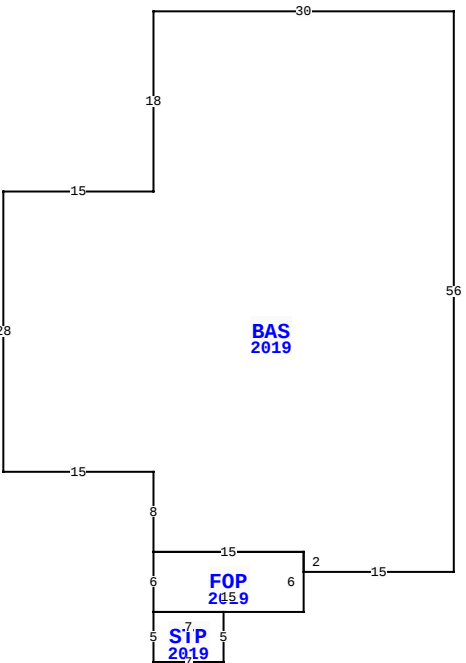


LLOYD BRANDON & ANGELA
85208 AIRPLANE LANE
YULEE, FL 32097

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		05	AVERAGE 100		0800	01	2,101	101.9200	76.44	160,600	2019	2019	0	0	0	5.00	95.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2020										Heated Area: 2070										HX Base Yr 2020									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										152,570									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										0									
Interior Floo		08	SHT VINYL 100												TOTAL LAND VALUE - MARKET										68,814									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										221,384									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										74,949									
Bedrooms		3	100												ASSESSED VALUE										146,435									
Bathrooms		2	100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										96,435									
Stories		1.	1. 100												TOTAL JUST VALUE										221,384									
Units		0	100												NCON VALUE										0									
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										214,202																			
Quality		03	Quality Level 03																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA				04																											
NEIGHBORHOOD/LOC		4048.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,070	100	2,070	150,319																														
FOP	90	30	27	1,961																														
STP	35	10	4	291																														
TOTALS		2,195		2,101	152,570																													
EXTRA FEATURES					85208 AIRPLANE LN, YULEE										BLD DATE				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																			