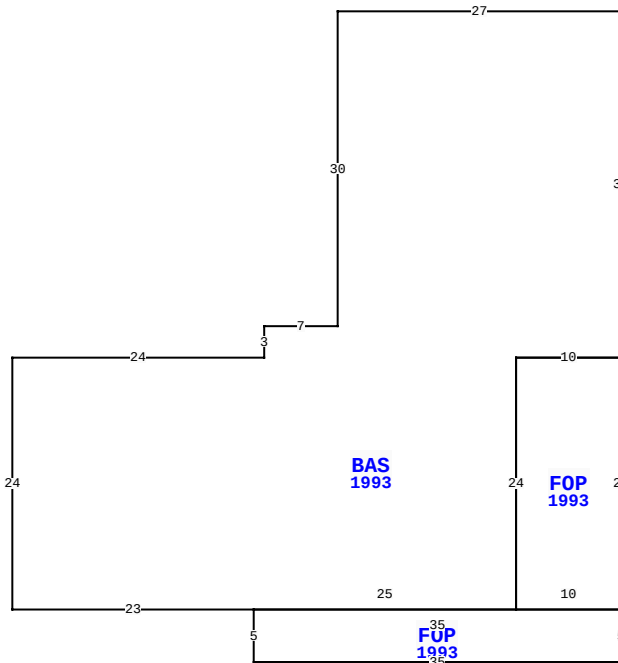


BRIGHT EARLINE A
85154 HARTS ROAD
YULEE, FL 32097

42-2N-27-4540-0002-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																								
Exterior Wall	10	0900	01	2,188	106.1340	132.67	290,282	1960	2010	0	0	0	6.00	94.00	Tax Group: 4																								
Roof Structure	03	1 SNGL FAM - 100% - 2020										Heated Area: 2064										Tax Dist:																	
Roof Cover	12											272,865										272,865																	
Interior Wall	05											272,865										272,865																	
Interior Floor	13											272,865										272,865																	
Air Condition	03											272,865										272,865																	
Heating Type	04											272,865										272,865																	
Bedrooms	03											272,865										272,865																	
Bathrooms	02											272,865										272,865																	
Frame	1.											272,865										272,865																	
Stories	04											272,865										272,865																	
Units	00											272,865										272,865																	
BUD8 Adjustme	04	272,865										272,865																											
Occupancy	00	272,865										272,865																											
Quality		02	Quality Level 02													272,865										272,865													
DOR CODE		0100	SINGLE FAMILY													272,865										272,865													
MAP NUM		MKT AREA													272,865										272,865														
NEIGHBORHOOD/LOC		4048.00													272,865										272,865														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										272,865										272,865															
BAS	2,064	100	2,064	257,401										272,865										272,865															
FOP	175	30	52	6,485										272,865										272,865															
FOP	240	30	72	8,979										272,865										272,865															
TOTALS		2,479	2,188	272,865										272,865										272,865															
EXTRA FEATURES										85154 HARTS RD, YULEE										272,865										272,865									
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	0510	GARAGE WD-	0 100	0	0	750.00	SF	35.00	35.00	100	2014	2014	3	75	19,688																								
2	0810	CONCRETE A	0 100	0	0	48.00	SF	6.50	6.50	100	1970	1970	3	21	66																								
LAND DESCRIPTION																	TOTAL OB/XF 19,754																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.69	AC		1.00	1.00	1.00	80,000.00	80,000.00	135,200																						
2	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	0.36	AC		1.00	1.00	1.00	100.00	100.00	36																						
REVIEW DATE 02/22/2024 BY NWA Total Acres: 2.05 Total Land Value: 135,236 Market: 0 Agricultural: 0 Common: 135,236 PRINTED 08/06/2024 BY SYS																																							