

PT OF LOT 21
IN OR 1865/1036
THIGPEN SURVEY DB 39/356

DAVIS TREVOR D & AMANDA H
97304 YORKSHIRE DR
YULEE, FL 32097

2024

42-3N-28-5080-0021-0010



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																	
Exterior Wall	05	AVERAGE 100								0100	01	1,851	107.8000	102.41	189,561	1985	2000		0	0	0	11.25	88.75	VALUATION BY															
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2014										Heated Area: 1760										HX Base Yr 2014									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										168,235									
Interior Floor	08	SHT VINYL 50																		TOTAL MARKET OB/XF VALUE										4,249									
Interior Floor	14	CARPET 50																		TOTAL LAND VALUE - MARKET										92,000									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										264,484									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										66,007									
Bedrooms		2 100																		ASSESSED VALUE										198,477									
Bathrooms		1 100																		TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										148,477									
Stories	1.	1. 100																		TOTAL JUST VALUE										264,484									
Units		0 100																		NCON VALUE										4,999									
BUD8 Adjustme	04	DIST 01 100																		INCOME VALUE																			
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										252,456									