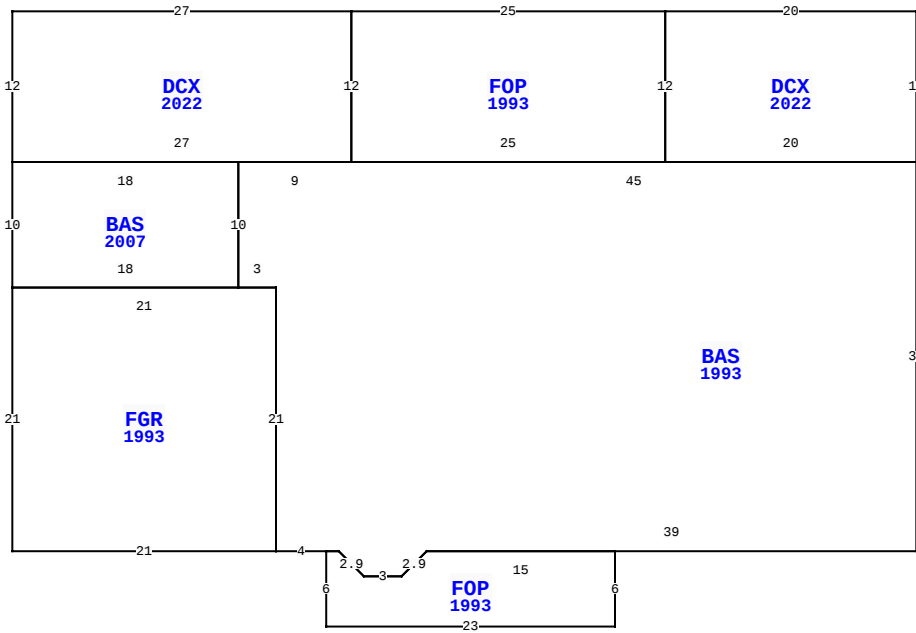


ROATH RONNIE W
85066 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	20	FACE BRICK 100								0900	01	2,257	104.7375	130.92	295,486	1988	1993	0	0	0	22.50	77.50	VALUATION BY								STANDARD												
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2004										Heated Area: 1801										HX Base Yr 2004										Tax Group: 4		Tax Dist:	
Roof Cover	05	COMP SHNGL 100																		BUILDING MARKET VALUE										229,002													
Interior Wall	03	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										65,447													
Interior Floor	11	CLAY TILE 50																		TOTAL LAND VALUE - MARKET										300,000													
Interior Floor	14	CARPET 50																		TOTAL MARKET VALUE										594,449													
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										252,195													
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										342,254													
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										50,000													
Bathrooms		1.5 100																		BASE TAXABLE VALUE										292,254													
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										594,449													
Stories	1.	1. 100																		NCON VALUE										0													
Units	0	100								INCOME VALUE																																	
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE										536,929																							
Occupancy	00	NONE 100																																									
Quality		02	Quality Level 02																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA								04																																
NEIGHBORHOOD/LOC		4082.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,621	100	1,621	164,471																																							
BAS	180	100	180	18,264																																							
DCX	240	15	36	3,653																																							
DCX	324	15	49	4,972																																							
FGR	441	55	243	24,656																																							
FOP	128	30	38	3,856																																							
FOP	300	30	90	9,132																																							
TOTALS	3,234		2,257	229,002																																							
EXTRA FEATURES										85066 AVANT RD, 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	0303	FLT DOCK W	0 100	25	10	250.00	SF	26.00	26.00	100	1988	1988	3	20	1,300																												
2	0922	CWALL-CB/D	0 100	0	0	58.00	LF	444.00	444.00	100	1980	1980	3	20	5,150																												
3	0922	CWALL-CB/D	0 100	0	0	53.00	LF	740.00	740.00	100	2020	2020	3	93	36,475																												
4	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2008	2008	3	35	805																												
5	0811	CONCRETE B	0 100	0	0	507.00	SF	5.20	5.20	100	1980	1980	3	32.5	857																												
6	0510	GARAGE WD-	0 100	20	12	240.00	SF	35.00	35.00	100	2007	2007	3	48	4,032																												
7	0812	CONCRETE C	0 100	0	0	1,502.00	SF	4.00	4.00	100	2007	2007	3	88	5,287																												
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280																												
9	1242	WD DECK A	0 100	28	12	336.00	SF	10.00	10.00	100	2008	2008	3	35	1,176																												
10	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	93	4,650																												
LAND DESCRIPTION										TOTAL OB/XF										61,012																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000130	C	SFR WATER	100	0006	RSF-	1100.00	200.00	100.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	300,000																										
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