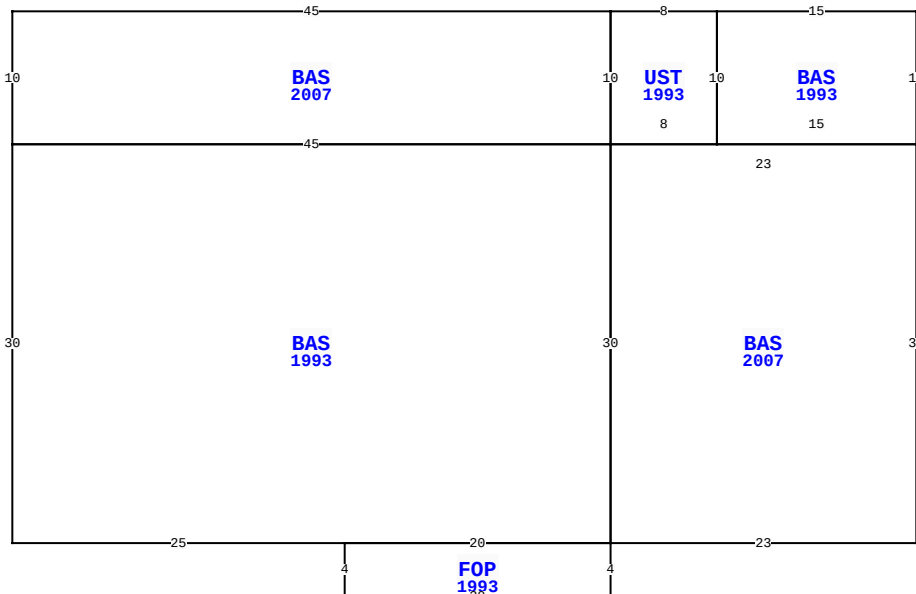


KITLER HOLLY L
85900 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0047-0000

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		19	COMMON BRK 100		0100	01	2,700	129.3600		122.89	331,803	1970	1990	0	0	26.50	73.50	VALUATION BY		STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2004													Heated Area: 2640							HX Base Yr 2004						
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					243,875						
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					34,072						
Interior Floor		12	HARDWOOD 50																	TOTAL LAND VALUE - MARKET					300,000						
Interior Floor		14	CARPET 50																	TOTAL MARKET VALUE					577,947						
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					271,418						
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					306,529						
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					50,000						
Bathrooms			2 100																	BASE TAXABLE VALUE					256,529						
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					577,947						
Stories		1.	1. 100																	NCON VALUE					0						
Units			0 100		INCOME VALUE																										
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					517,547																					
Occupancy		00	NONE 100																												
Quality		05	Quality Level 05																												
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	150	100	150	13,549																											
BAS	1,350	100	1,350	121,938																											
BAS	450	100	450	40,646																											
BAS	690	100	690	62,324																											
FOP	80	30	24	2,168																											
UST	80	45	36	3,252																											
TOTALS		2,800		2,700	243,875																										
EXTRA FEATURES					85900 AVANT RD, YULEE										BLD DATE				LGL DATE		04/29/2024		MLU								
															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															
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																
2	0300	BOAT DCK W	0 100	0	0	316.00	SF	40.00	40.00	100	1980	1980	3	20	2,528																
3	0920	CWALL-WD/M	0 100	0	0	100.00	LF	390.00	390.00	100	1980	1980	3	20	7,800																
4	0680	POLE SHED	0 100	12	17	204.00	SF	12.00	12.00	100	1990	1990	3	20	490																
5	0303	FLT DOCK W	0 100	22	12	264.00	SF	26.00	26.00	100	1990	1990	3	20	1,373																
6	0351	CARPORT MT	0 100	20	22	440.00	SF	8.50	8.50	100	1995	1995	3	20	748																
7	0812	CONCRETE C	0 100	0	0	2,390.00	SF	4.00	4.00	100	1996	1996	3	72	6,883																
8	0311	WD GANG WY	0 100	0	0	16.00	SF	45.00	45.00	100	1990	1990	3	20	144																
9	0810	CONCRETE A	0 100	0	0	247.00	SF	6.50	6.50	100	2005	2005	3	86	1,381																
10	0920	CWALL-WD/M	0 100	0	0	100.00	LF	390.00	390.00	100	1980	1980	3	20	7,800																
LAND DESCRIPTION										TOTAL OB/XF										30,775											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		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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