

SEARS LAURA A
88005 MAYBOURNE RD
YULEE, FL 32097

43-3N-28-1510-0020-0000

BUILDING CHARACTERISTICS									
ELEMENT		CD	CONSTRUCTION						
Exterior Wall		20	FACE BRICK 100						
Roof Structure		03	GABLE/HIP 100						
Roof Cover		03	COMP SHNGL 100						
Interior Wall		05	DRYWALL 100						
Interior Floor		14	CARPET 60						
Interior Floor		11	CLAY TILE 40						
Air Condition		03	CENTRAL 100						
Heating Type		04	AIR DUCTED 100						
Bedrooms			4 100						
Bathrooms			2 100						
Frame		02	WOOD FRAME 100						
Stories		1.	1. 100						
Units		0	0 100						
Occupancy		00	NONE 100						
Quality		02	Quality Level 02						
DOR CODE		0100	SINGLE FAMILY						
MAP NUM			MKT AREA 04						
NEIGHBORHOOD/LOC		4033.0100							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE					
BAS	2,580	100	2,580	299,339					
FGR	634	55	349	40,492					
FOP	56	30	17	1,972					
FOP	200	30	60	6,961					
PTO	70	5	4	464					

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,010	97.1888	121.49	365,685	2017	2017		0	0	4.50	95.50
1 SNGL FAM - 100% - 2018												
Heated Area: 2580												
HX Base Yr 2018												

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										349,229				
TOTAL MARKET OB/XF VALUE										68,223				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										492,452				
SOH/AGL Deduction										166,946				
ASSESSED VALUE										325,506				
TOTAL EXEMPTION VALUE										WX HX HB 55,000				
BASE TAXABLE VALUE										270,506				
TOTAL JUST VALUE										492,452				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										464,514				

EXTRA FEATURES																
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	0810	CONCRETE A	0 100	34	4	136.00	SF	6.50	6.50	100	2017	2017	3	97	857	
2	0812	CONCRETE C	0 100	27	40	1,080.00	SF	4.00	4.00	100	2017	2017	3	97	4,190	
3	0855	CONC PAVER	0 100	0	0	822.00	SF	7.00	7.00	100	2017	2017	3	97	5,581	
4	0911	SCRN RM A	0 100	40	24	960.00	SF	17.50	17.50	100	2017	2017	3	78	13,104	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	
6	0861	POOL GUNIT	0 100	24	14	336.00	SF	85.00	85.00	100	2017	2017	3	84	23,990	
7	0476	VF 6 SBPL	0 100	0	0	325.00	LF	32.00	32.00	100	2018	2018	3	94	9,776	
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	
9	0811	CONCRETE B	0 100	76	12	912.00	SF	5.20	5.20	100	2021	2021	3	99	4,695	
10	0351	CARPORT MT	0 100	30	14	420.00	SF	10.00	10.00	100	2021	2021	3	93	3,906	

LAND DESCRIPTION										TOTAL OB/XF										68,223									
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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
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