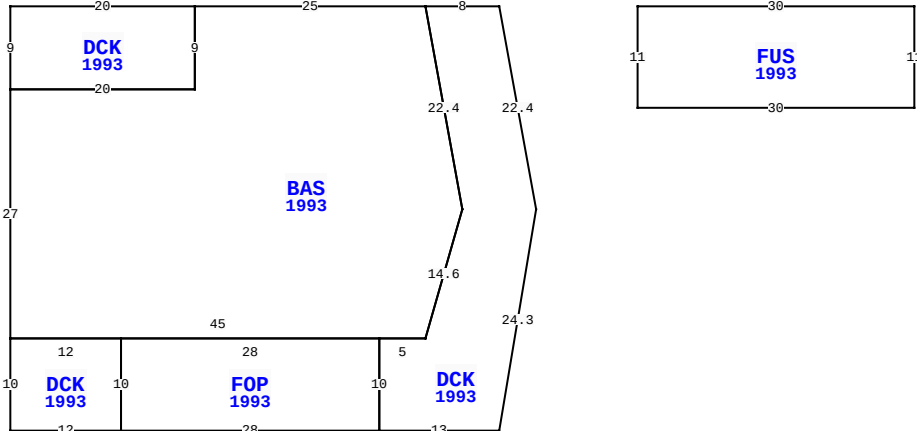


STODDARD ALBERT A III
97495 BLACKBEARDS WAY
YULEE, FL 32097

43-3N-28-509A-0061-0000

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	14	WD SHINGLE 100			0900	01	2,000	114.0132	142.52	285,040	1972	1980	0	0	0	21.50	78.50	VALUATION BY		STANDARD															
Roof Structure	03	GABLE/HIP 100			1 SNGL FAM - 100% - 2023													Heated Area: 1842																	
Roof Cover	12	MODULAR MT 100																HX Base Yr 2023																	
Interior Wall	04	PLYWOOD 50																BUILDING MARKET VALUE										278,165							
Interior Wall	05	DRYWALL 50																TOTAL MARKET OB/XF VALUE										15,280							
Interior Floor	14	CARPET 60																TOTAL LAND VALUE - MARKET										345,000							
Interior Floor	13	LVT/LAMNT 40																TOTAL MARKET VALUE										638,445							
Air Condition	03	CENTRAL 100																SOH/AGL Deduction										27,356							
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE										611,089							
Bedrooms		3 100			TOTAL EXEMPTION VALUE										HX HB		50,000																		
Bathrooms		2 100			BASE TAXABLE VALUE										561,089																				
Frame	02	WOOD FRAME 100			TOTAL JUST VALUE										638,445																				
Stories	2.	2. 100			NCON VALUE										0																				
Units		0 100			INCOME VALUE																														
BUD8 Adjustme	04	DIST 01 100			PREVIOUS YEAR MKT VALUE										593,290																				
Occupancy	00	NONE 100																																	
Quality	04	Quality Level 04																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM		MKT AREA			04																														
NEIGHBORHOOD/LOC	4032.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,512	100	1,512	169,160																															
DCK	120	10	12	1,342																															
DCK	180	10	18	2,014																															
DCK	438	10	44	4,923																															
FOP	280	30	84	9,398																															
FUS	330	100	330	36,920																															
TOTALS					2,860		2,000	223,756																											
EXTRA FEATURES					97495 BLACKBEARDS WAY, YULEE										BLD DATE					LGL DATE															
															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	0825	BRICK	0 100	0	0	142.00	SF	12.50	12.50	100	1985	1985	3	81	1,438																				
2	0350	CARPORT WD	0 100	10	10	100.00	SF	13.00	13.00	100	1985	1985	3	20	260																				
3	0810	CONCRETE A	0 100	11	8	88.00	SF	6.50	6.50	100	1985	1985	3	47	269																				
4	0810	CONCRETE A	0 100	32	16	512.00	SF	6.50	6.50	100	1985	1985	3	47	1,564																				
5	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																				
6	0300	BOAT DCK W	0 100	0	0	750.00	SF	40.00	40.00	100	1990	1990	3	20	6,000																				
7	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	1990	1990	3	20	460																				
8	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	1990	1990	3	20	1,040																				
9	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300																				
10	0803	ASPHALT C	0 100	0	0	3,095.00	SF	1.50	1.50	100	1990	1990	3	50	2,321																				
LAND DESCRIPTION										TOTAL OB/XF										15,280															
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-1	81.00	0.00	1.00	LT		1.00	1.00	1.00	345,000.00	345,000.00	345,000																		

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