

HART THOMAS HERBERT
97357 CUTLASS WAY
YULEE, FL 32097

43-3N-28-509C-0097-0000

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	FUNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		12	CEDAR 100		0100	01	1,568	126.7860	120.45	188,866		1987	1987	0	0	0	18.00	82.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1989										Heated Area: 1568					HX Base Yr 1989					Tax Group: 4					Tax Dist:				
Roof Cover		05	COMP SHNGL 100		BAS 1993 FUS 1993															BUILDING MARKET VALUE					154,870									
Interior Wall		03	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					256									
Interior Floo		08	SHT VINYL 50																	TOTAL LAND VALUE - MARKET					100,000									
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE					255,126									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					152,586									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					102,540									
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					HX HB SL		102,540							
Bathrooms			2 100																	BASE TAXABLE VALUE					0									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					255,126									
Stories		2.	2. 100																	NCON VALUE					0									
Units			0 100		INCOME VALUE																													
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					248,270																								
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
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	784	100	784	77,435																														
FUS	784	100	784	77,435																														
TOTALS		1,568		1,568	154,870		97357 CUTLASS WAY, YULEE										BLD DATE						LGL DATE		06/16/2023 MLU									
EXTRA FEATURES												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	1242	WD	DECK A	0 100	8 16	128.00	SF	10.00	10.00	100	1988	1988	3	20	256																			
LAND DESCRIPTION										TOTAL OB/XF										256														
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	100,000.00	100,000.00	100,000																
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