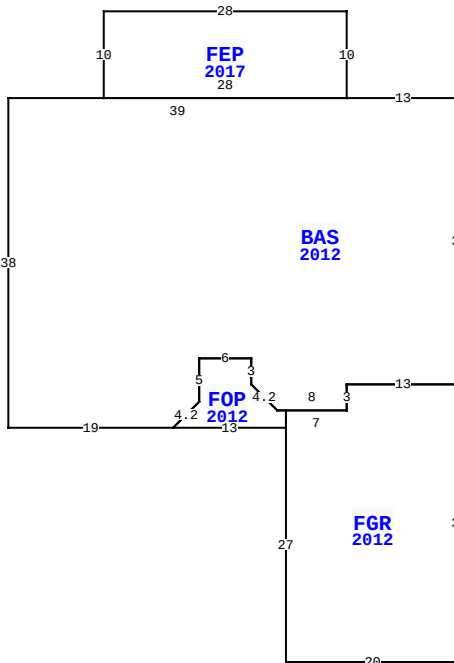


BROESEKER PERRY B & REBECCA
97502 PIRATES POINT RD
YULEE, FL 32097-6534

43-3N-28-509D-0013-0000



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	31	HARDIE BRD 100	0500	01	2,416	113.8760	170.81	412,677	2012	2012	0	0	0	95.00	VALUATION BY											
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022												Heated Area: 1832											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2022											
Interior Wall	05	DRYWALL 100																								
Interior Floor	12	HARDWOOD 60																								
Interior Floor	11	CLAY TILE 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Occupancy	00	NONE 100											VALUATION SUMMARY													
Quality		03	Quality Level 03												Tax Group: 4											
DOR CODE		0100	SINGLE FAMILY												Tax Dist:											
MAP NUM			MKT AREA		04												BUILDING MARKET VALUE									
NEIGHBORHOOD/LOC		4032.00													TOTAL MARKET OB/XF VALUE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											TOTAL LAND VALUE - MARKET											
BAS	1,832	100	1,832	297,278											TOTAL MARKET VALUE											
FEP	280	80	224	36,348											SOH/AGL Deduction											
FGR	619	55	340	55,171											ASSESSED VALUE											
FOP	65	30	20	3,245											TOTAL EXEMPTION VALUE											
TOTALS		2,796		2,416	392,043											BASE TAXABLE VALUE										
EXTRA FEATURES		97502 PIRATES POINT RD, YULEE													TOTAL JUST VALUE											
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	NCON VALUE									
1	0811	CONCRETE B	0 100	46	26	1,196.00	SF	5.20	5.20	100	2012	2012	3	93	5,784		INCOME VALUE									
2	0300	BOAT DCK W	0 100	0	0	820.00	SF	40.00	40.00	100	2012	2012	3	68	22,304		PREVIOUS YEAR MKT VALUE									
3	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2012	2012	3	55	1,100											
4	0311	WD GANG WY	0 100	0	0	20.00	SF	45.00	45.00	100	2012	2012	3	55	495											
5	0303	FLT DOCK W	0 100	26	10	260.00	SF	26.00	26.00	100	2012	2012	3	68	4,597											
6	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2012	2012	3	55	1,375											
7	0351	CARPORT MT	0 100	40	12	480.00	SF	10.00	10.00	100	2014	2014	3	65	3,120											