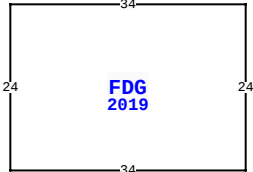


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		10	ABOVE AVG 100		0900	01	3,075	109.2960	136.62	420,106	2019	2019	0	0	0	1.50	98.50	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022													Heated Area: 2408					HX Base Yr 2022														
Roof Cover		03	COMP SHNGL 100															Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										413,804									
Interior Floo		11	CLAY TILE 60															TOTAL MARKET OB/XF VALUE										2,466									
Interior Floo		14	CARPET 40															TOTAL LAND VALUE - MARKET										60,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										476,270									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										92,206									
Bedrooms			4 100															ASSESSED VALUE										384,064									
Bathrooms			3.5 100															TOTAL EXEMPTION VALUE										HX HB		50,000							
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										334,064									
Stories		2.	2. 100															TOTAL JUST VALUE										476,270									
Units		0	100		NCON VALUE										0																						
Occupancy		00	NONE 100		INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE										457,603																						
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA		04																																
NEIGHBORHOOD/LOC		4086.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAL	240	15	36	4,844																																	
BAS	1,432	100	1,432	192,705																																	
FDG	816	60	490	65,940																																	
FOP	211	30	63	8,478																																	
FOP	240	30	72	9,689																																	
FUS	976	100	976	131,341																																	
STR	56	10	6	808																																	
TOTALS		3,971		3,075	413,804																																
EXTRA FEATURES					238 FLOCO AV, YULEE																																
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	0	0	42.00	SF	6.50	6.50	100	2019	2019	3	98	268																						
2	0810	CONCRETE A	0 100	0	0	75.00	SF	6.50	6.50	100	2019	2019	3	98	478																						
3	0810	CONCRETE A	0 100	0	0	270.00	SF	6.50	6.50	100	2019	2019	3	98	1,720																						