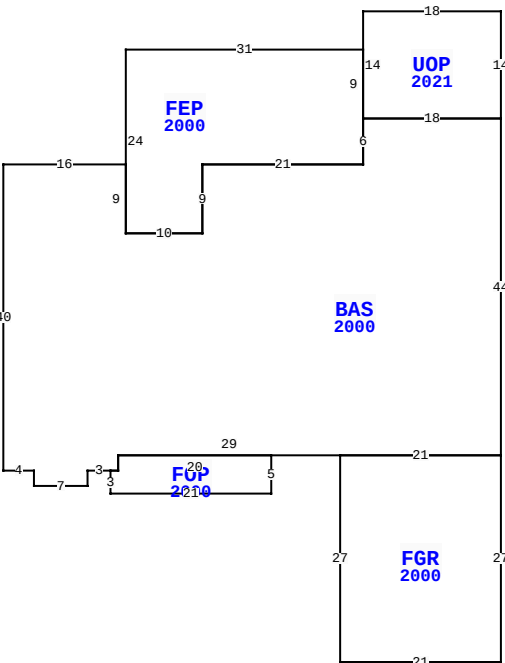


TURNER MONICA L
96492 CHESTER RD
YULEE, FL 32097

44-3N-28-507R-0027-0000

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		16	WD FR STUC 100		0900	01	3,369	105.2480	131.56	443,226	2000	2007	0	0	0	8.00	92.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2021													Heated Area: 2532					HX Base Yr 2021						
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					407,768				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					88,617				
Interior Floo		12	HARDWOOD 70																	TOTAL LAND VALUE - MARKET					164,000				
Interior Floo		11	CLAY TILE 30																	TOTAL MARKET VALUE					660,385				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					174,631				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					485,754				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms			2.5 100																	BASE TAXABLE VALUE					435,754				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					660,385				
Stories		1.	1. 100																	NCON VALUE					42,240				
Units		0	0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					600,556																			
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				04																						
NEIGHBORHOOD/LOC		4031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,532	100	2,532	306,461																									
FEP	555	80	444	53,740																									
FGR	567	55	312	37,763																									
FOP	103	30	31	3,752																									
UOP	252	20	50	6,052																									
TOTALS		4,009		3,369	407,768																								
EXTRA FEATURES					96492 CHESTER RD, 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	452.00	SF	6.50	6.50	100	2000	2000	3	79	2,321														
2	0501	FP-AVERAGE	0 100	0	0	2.00	UT	5,000.00	5,000.00	100	2000	2000	3	84	8,400														
3	0855	CONC PAVER	0 100	0	0	4,666.00	SF	7.00	7.00	100	2007	2007	3	88	28,743														
4	0811	CONCRETE B	0 100	0	0	597.00	SF	5.20	5.20	100	2007	2007	3	88	2,732														
5	0351	CARPORT MT	0 100	40	20	800.00	SF	6.70	6.70	100	2017	2017	3	78	4,181														
6	0866	POOL FIBER	1 100	0	0	450.00	SF	72.00	72.00	100	2024	2023		100	32,400														
7	0855	CONC PAVER	1 100	0	0	600.00	SF	10.00	10.00	100	2024	2023		100	6,000														
8	0462	ST/AL FNC	1 100	0	0	384.00	SF	10.00	10.00	100	2024	2023		100	3,840														
LAND DESCRIPTION										TOTAL OB/XF 88,617																			
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	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	2.05	AC		1.00	1.00	1.00	80,000.00	80,000.00	164,000												