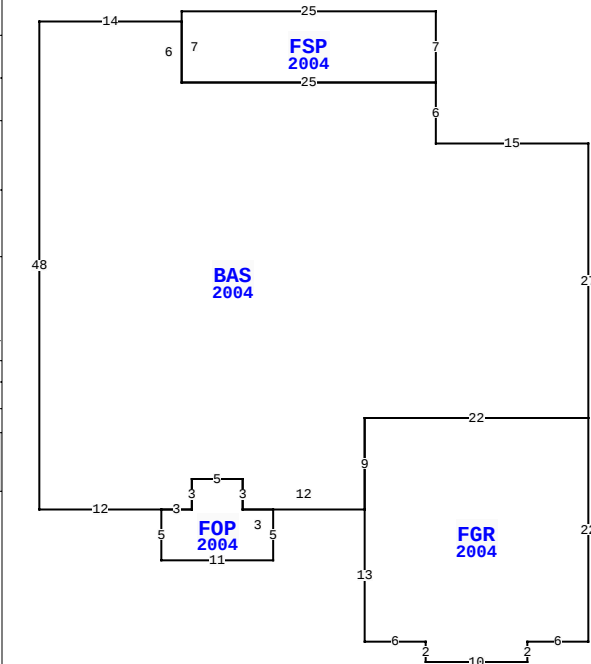


BLAZEK RICHARD & CAROLE(H&W) ET AL/KRAUS CHRISTINE
96017 SAIL WIND WAY
YULEE, FL 32097

2024



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	20	FACE BRICK 100			0900	01	2,417	115.4538	144.32	348,821	2004	2004		0	0	14.25	85.75	VALUATION BY					STANDARD				
Roof Structure	03	GABLE/HIP 100			1 SNGL FAM - 100% - 2022													Heated Area: 2049					HX Base Yr 2022				
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					299,114				
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					16,737				
Interior Floor	14	CARPET 60																TOTAL LAND VALUE - MARKET					100,000				
Interior Floor	11	CLAY TILE 40																TOTAL MARKET VALUE					415,851				
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					83,741				
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					332,110				
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms		2 100																BASE TAXABLE VALUE					282,110				
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					415,851				
Stories	1.	1. 100																NCON VALUE					0				
Units	0	0 100			INCOME VALUE																						
Occupancy	00	NONE 100			PREVIOUS YEAR MKT VALUE					404,276																	
Quality		04	Quality Level 04																								
DOR CODE		0100	SINGLE FAMILY																								
MAP NUM			MKT AREA			04																					
NEIGHBORHOOD/LOC		4026.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	2,049	100	2,049	253,573																							
FGR	504	55	277	34,280																							
FOP	70	30	21	2,599																							
FSP	175	40	70	8,662																							
TOTALS		2,798		2,417	299,114																						
EXTRA FEATURES					96017 SAIL WIND 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	0812	CONCRETE C	0 100	0	0	1,778.00	SF	4.00	4.00	100	2004	2004	3	84	5,974												
2	1127	BRICK 8"	0 100	0	0	28.00	SF	11.00	11.00	100	2004	2004	3	96	296												
3	0855	CONC PAVR	0 100	0	0	500.00	SF	3.00	3.00	100	2006	2006	3	87	1,305												
4	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	2006	2006	3	27	1,620												
5	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	87	2,262												
6	0462	ST/AL FNC	0 100	0	0	1,200.00	SF	10.00	10.00	100	2006	2006	3	44	5,280												