

CUNNINGHAM JEFFREY EDWARD REVOCABLE TRUST/CUNNINGHAM
557 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0278-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4								
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		0900		01		1,708		129.2600		161.58		275,979		2023		2023		0		0		0.00		100.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM		- 0%		- 2024		Heated Area: 1401		HX Base Yr														Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					275,979				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					9,410				
Interior Floo		13		LVT/LAMNT 70																										TOTAL LAND VALUE - MARKET					75,000				
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE					360,389				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					360,389				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																										BASE TAXABLE VALUE					360,389				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					360,389				
Stories		1.		1. 100																										NCON VALUE					285,389				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					75,000				
Quality		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4094.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,401		100		1,401		226,374																															
FGR		441		55		243		39,264																															
FOP		73		30		22		3,555																															
FOP		140		30		42		6,786																															
TOTALS		2,055				1,708		275,979																															
EXTRA FEATURES																																							
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							