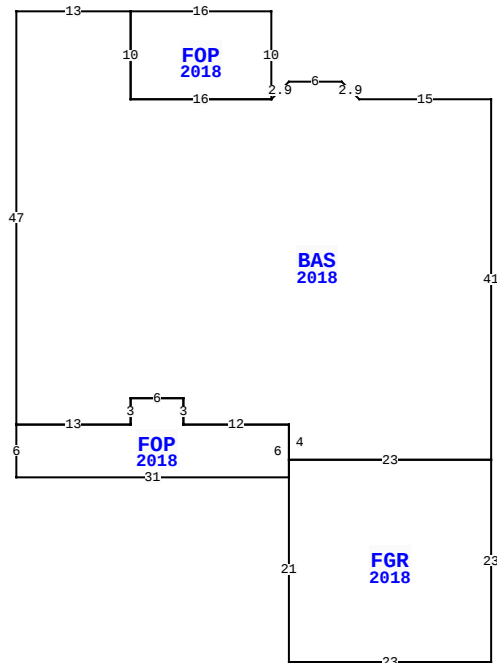


ZORZI WARREN R JR & DENISE BALEE
96054 ESTATE DRIVE
YULEE, FL 32097

2024

50-3N-28-0000-0022-0120

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	2,618	103.8720	155.81	407,911	2018	2018	0	0	0	2.00	98.00	VALUATION BY STANDARD																
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 100% - 2023										Heated Area: 2218										HX Base Yr 2023									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		13	LVT/LAMNT 60																																				
Interior Floo		14	CARPET 40																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			4 100																																				
Bathrooms			2 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units		00	0 100																																				
Occupancy		00	NONE 100																																				
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	2,218	100	2,218	338,675																																			
FGR	529	55	291	44,434																																			
FOP	160	30	48	7,329																																			
FOP	204	30	61	9,314																																			
TOTALS		3,111		2,618	399,753																																		
EXTRA FEATURES										96054 ESTATE DR, YULEE										BLD DATE				LGL DATE		06/20/2023		MLU											
																				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	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	2018	2018	3	97	113																								
2	0812	CONCRETE C	0 100	0	0	2,088.00	SF	4.00	4.00	100	2018	2018	3	97	8,101																								
3	0476	VF 6 SBPL	0 100	0	0	130.00	LF	32.00	32.00	100	2020	2020	3	96	3,994																								
LAND DESCRIPTION										TOTAL OB/XF										12,208																			
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	1.06	AC		1.00	1.00	1.00	80,000.00	80,000.00	84,800																						