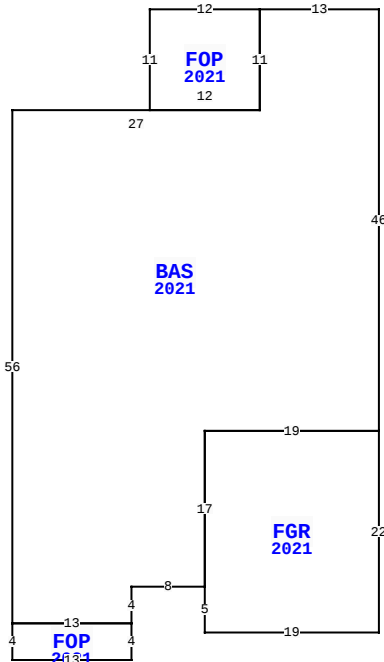


MORAY JOSHUA & MARIA S
96511 GRANITE TRL
YULEE, FL 32097

50-3N-28-0305-0072-0000

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		31	HARDIE BRD 100		0100	01	2,238	124.5090	118.28	264,711	2021	2021		0	0	0.50	99.50	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022										Heated Area: 1952				HX Base Yr 2022						Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										263,387									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										4,211									
Interior Floo		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										75,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										342,598									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										59,216									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										283,382									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2 100												BASE TAXABLE VALUE										233,382									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										342,598									
Stories		1.	1. 100												NCON VALUE										0									
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										292,866																			
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				04																											
NEIGHBORHOOD/LOC		4031.100																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,952	100	1,952	229,729																														
FGR	418	55	230	27,068																														
FOP	52	30	16	1,883																														
FOP	132	30	40	4,707																														
TOTALS		2,554		2,238	263,387																													
EXTRA FEATURES					96511 GRANITE TR, YULEE										BLD DATE		04/05/2023		NW		LGL DATE													
															XF DATE						LAND DATE		04/09/2024		MLU									
															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	24	3	72.00	SF	6.50	6.50	100	2021	2021	3	99	463																			
2	0811	CONCRETE B	0 100	0	0	728.00	SF	5.20	5.20	100	2021	2021	3	99	3,748																			
															</																			