

ANDERSON ERIK & COURTNEY D
96314 GLENWOOD ROAD
YULEE, FL 32097

50-3N-28-5280-0001-005A

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		12		CEDAR 100		0100		01		912		124.3080		118.09		107,698		1980		2010		0		0		6.50		93.50		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100%		- 2024						Heated Area: 864												HX Base Yr 2024		Tax Group: 4					Tax Dist:				
Roof Cover		04		COMP SHNGL 100																										BUILDING MARKET VALUE					100,698				
Interior Wall		03		PLYWOOD 50																										TOTAL MARKET OB/XF VALUE					15,152				
Interior Wall		05		DRYWALL 50																										TOTAL LAND VALUE - MARKET					2,258,661				
Interior Floor		13		LVT/LAMNT 90																										TOTAL MARKET VALUE					2,374,511				
Interior Floor		11		CLAY TILE 10																										SOH/AGL Deduction					56,295				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					2,318,216				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms				1 100																										BASE TAXABLE VALUE					2,268,216				
Bathrooms				1 100																										TOTAL JUST VALUE					2,374,511				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories				2. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					997,231				
BUD8 Adjustme		04		DIST 01 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4029.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		432		100		432		47,699																															
FUS		432		100		432		47,699																															
PTO		192		5		10		1,104																															
UOP		192		20		38		4,195																															
TOTALS		1,248		912		100,698																																	
EXTRA FEATURES																																							