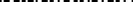


DUNCAN LESLIE C
86154 PAGES DAIRY RD
YULEE, FL 32097

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	30	VINYL 100								0800	02	2,128	117.2000	87.90	187,051	2019	2019		0	0	5.00	95.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2020													Heated Area: 2128 HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100								287628 BAS 2019													Tax Group: 4 Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE 177,698									
Interior Floo	14	CARPET 80																					TOTAL MARKET OB/XF VALUE 0									
Interior Floo	08	SHT VINYL 20																					TOTAL LAND VALUE - MARKET 554,800									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE 304,639									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction 152,765									
Bedrooms		4 100																					ASSESSED VALUE 151,874									
Bathrooms		2 100																					TOTAL EXEMPTION VALUE HX HB WX 55,000									
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE 96,874									
Stories		1. 1. 100																					TOTAL JUST VALUE 732,498									
Units		0 100								NCON VALUE 0																						
										INCOME VALUE																						
										PREVIOUS YEAR MKT VALUE 724,144																						