

KWIATKOWSKI MICHAEL & LARISSA T
86116 GW COURSON RD
YULEE, FL 32097

01-2N-27-1270-0014-0000



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		05		AVERAGE 80		0100		01		1,793		127.1900		127.19		228,052		2004		2009		0		0		7.10		92.90		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 20		1		SINGLE FAM		-		0%		-		2023		Heated Area: 1543		HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					211,860				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					8,074				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					65,000				
Interior Floo		13		LVT/LAMNT 50																										TOTAL MARKET VALUE					284,934				
Interior Floo		14		CARPET 50																										SOH/AGL Deduction					0				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					284,934				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					0				
Bedrooms				4 100																										BASE TAXABLE VALUE					284,934				
Bathrooms				2 100																										TOTAL JUST VALUE					284,934				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories		1.		1. 100																										INCOME VALUE									
Units		00		0 100																										PREVIOUS YEAR MKT VALUE					275,513				
Occupancy		00		NONE 100																																			
Quality		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4044.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,543		100		2004		1,543		182,320																													
FGR		430		55		2004		236		27,886																													
FOP		27		30		2004		8		946																													
PTO		120		5		2004		6		709																													
TOTALS		2,120						1,793		211,860																													
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									
1		0811		CONCRETE B		0 0		0 0		532.00		SF		5.20		5.20		100		2004		2004		3		83		2,296											
2		0855		CONC PAVER		0 0		20 4		80.00		SF		10.00		10.00		100		2012		2012		3		92		736											
3		0855		CONC PAVER		0 0		0 0		548.00		SF		10.00		10.00		100		2012		2012		3		92		5,042											