

BROWNING JAMES O & CASSANDRA
75009 NASSAU STATION WAY
YULEE, FL 32097

08-2N-27-0215-0038-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	31	HARDIE BRD 100								0100	01	2,784	105.1200	105.12	292,654	2021	2021		0	0	1.00	99.00	VALUATION BY														
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2023														Heated Area: 2489													
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2023													
Interior Wall	05	DRYWALL 100																						Tax Group: 4													
Interior Floo	11	CLAY TILE 50																						Tax Dist:													
Interior Floo	14	CARPET 50																						BUILDING MARKET VALUE													
Air Condition	02	WINDOW 100																						TOTAL MARKET OB/XF VALUE													
Heating Type	03	FORCED AIR 100																						TOTAL LAND VALUE - MARKET													
Bedrooms		5 100																						TOTAL MARKET VALUE													
Bathrooms		3 100																						SOH/AGL Deduction													
Frame	02	WOOD FRAME 100																						ASSESSED VALUE													
Stories	2.	2. 100																						TOTAL EXEMPTION VALUE													
Units		0 100																						BASE TAXABLE VALUE													
Occupancy	00	NONE 100																						TOTAL JUST VALUE													
																						NCON VALUE															
																						INCOME VALUE															
																						PREVIOUS YEAR MKT VALUE															