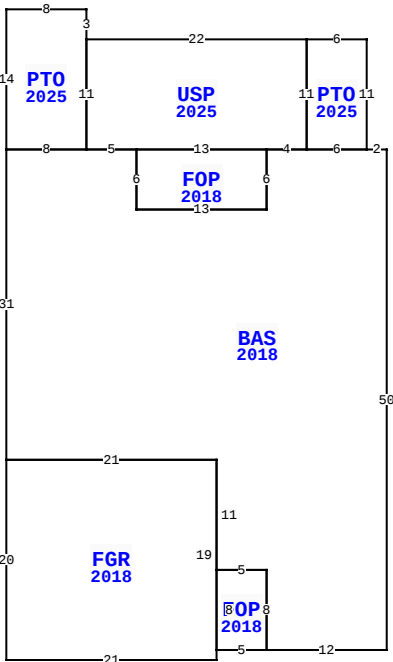


WRODA SAMUEL P
77031 HARDWOOD CT
YULEE, FL 32097

09-2N-27-1291-0027-0000



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	10	ABOVE AVG 100								0100	01	1,731	117.6000	117.60	203,566	2018	2018		0	0	0	2.50	97.50	VALUATION BY		STANDARD													
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2021										Heated Area: 1383										HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100																												Tax Group: 4		Tax Dist:							
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE		198,477																	
Interior Floo	14	CARPET 70																		TOTAL MARKET OB/XF VALUE		3,289																	
Interior Floo	08	SHT VINYL 30																		TOTAL LAND VALUE - MARKET		50,000																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE		251,766																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction		39,609																	
Bedrooms		3 100																		ASSESSED VALUE		212,157																	
Bathrooms		2 100																		TOTAL EXEMPTION VALUE		HX HB		50,722															
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE		161,435																	
Stories	1.	1. 100																		TOTAL JUST VALUE		251,766																	
Units		0 100								NCON VALUE		5,624																											
Occupancy	00	NONE 100								INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE		237,435																											
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA						04																													
NEIGHBORHOOD/LOC		4073.100																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS	1,383	100	2018	1,383		158,575																																	
FGR	420	55	2018	231		26,487																																	
FOP	40	30	2018	12		1,376																																	
FOP	78	30	2018	23		2,637																																	
PTO	66	5	2025	3		344																																	
PTO	112	5	2025	6		688																																	
USP	242	30	2025	73		8,370																																	
TOTALS		2,341				1,731		198,477																															
EXTRA FEATURES										77031 HARDWOOD CT, YULEE										BLD DATE		06/02/2022		NW		LGL DATE													
																				XF DATE				LAND DATE															
																				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	0811	CONCRETE B			0	100	0	0	652.00		SF	5.20		5.20		100	2018	2018	3	97	3,289																		