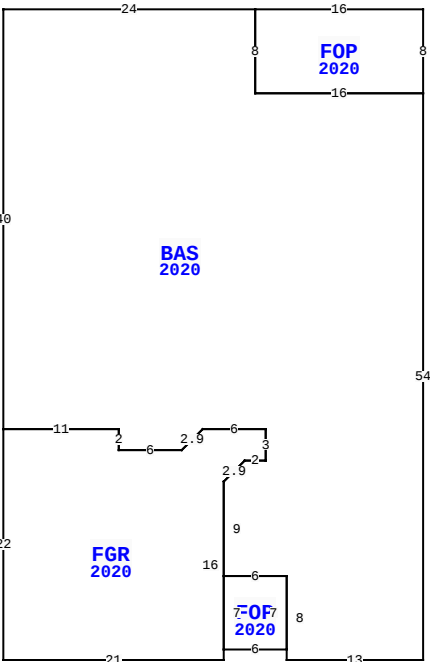


HERRING DELVIN & TAMARA
77006 CROSSCUT WAY
YULEE, FL 32097

09-2N-27-1292-0142-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	EFF.	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		10	ABOVE AVG 100		0100	01	2,147	113.6016	113.60	243,899	2020	2020		0	0	1.50	98.50	VALUATION BY																			
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022													Heated Area: 1842										HX Base Yr 2022									
Roof Cover		05	COMP SHNGL 100															Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										240,241									
Interior Floo		13	LVT/LAMNT 70															TOTAL MARKET OB/XF VALUE										3,312									
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE										50,000									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction										18,482									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE										275,071									
Bedrooms			4 100															TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms			2 100															BASE TAXABLE VALUE										224,349									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										293,553									
Stories		1.	1. 100															NCON VALUE										0									
Units		0	0 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										282,733																						
Quality		04	Quality Level 04																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												04																						
NEIGHBORHOOD/LOC		4073.200																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,842	100	2020	1,842	206,112																																
FGR	462	55	2020	254	28,421																																
FOP	42	30	2020	13	1,455																																
FOP	128	30	2020	38	4,252																																
TOTALS		2,474			2,147	240,241																															
EXTRA FEATURES					77006 CROSSCUT WAY, YULEE															BLD DATE 06/02/2022 NW LGL DATE																	
																				XF DATE																	
																				INC DATE																	
																				LAND 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	650.00	SF	5.20	5.20	100	2020	2020	3	98	3,312																					
		</																																			