

CRUZ NATHALIE E
76754 TIMBERCREEK BLVD
YULEE, FL 32097

11-2N-26-2052-0048-0000

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	VALUATION BY	STANDARD													
Exterior Wall	05	AVERAGE 80	0100	01	2,237	104.4680	104.47	233,699	2013	2013	0	0	5.10	94.90	Tax Group: 4	Tax Dist:													
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 0% - 0										Heated Area: 1978					HX Base Yr											
Roof Structure	03	GABLE/HIP 100	24 16 7 PTO 2013 7 16 44 57 21 10 17 5 10 5 4 21 14															BUILDING MARKET VALUE					221,780						
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					5,706											
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					55,000											
Interior Floor	14	CARPET 60											TOTAL MARKET VALUE					282,486											
Interior Floor	08	SHT VINYL 40											SOH/AGL Deduction					512											
Air Condition	03	CENTRAL 100											ASSESSED VALUE					281,974											
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					0											
Bedrooms	4	100											BASE TAXABLE VALUE					281,974											
Bathrooms	2	100											TOTAL JUST VALUE					282,486											
Frame	02	WOOD FRAME 100											NCON VALUE					0											
Stories	1.	1. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE					272,556																					
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		05																								
NEIGHBORHOOD/LOC		5005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,978	100	2013	1,978	196,103																								
FGR	441	55	2013	243	24,091																								
FOP	35	30	2013	10	992																								
PTO	112	5	2013	6	595																								
TOTALS		2,566			2,237	221,780																							
EXTRA FEATURES										76754 TIMBERCREEK BLVD, YULEE																			
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	1,180.00	SF	5.20	5.20	100	2013	2013	3	93	5,706													