

LUCAS PROPERTY ENTERPRISES LLC
9020 RANCHO DEL RIO DRIVE SUIT
NEW PORT RICHEY, FL 34655

11-2N-26-2052-0211-0000

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	16	WD FR STUC 100								0100	01	2,430	110.9360	110.94	269,584	2011	2011	0	0	0	0	6.50	93.50	VALUATION BY													
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 2025														Heated Area: 2163													
Roof Cover	03	COMP SHNGL 100																						HX Base Yr													
Interior Wall	05	DRYWALL 100																						Tax Group: 4													
Interior Floo	13	LVT/LAMNT 80																						Tax Dist:													
Interior Floo	11	CLAY TILE 20																						BUILDING MARKET VALUE													
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE													
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE													
Bedrooms		3 100																						TOTAL LAND VALUE - MARKET													
Bathrooms		2.5 100																						TOTAL MARKET VALUE													
Frame	02	WOOD FRAME 100																						SOH/AGL Deduction													
Stories	2.	2. 100																						ASSESSED VALUE													
Units	0	0 100																						TOTAL EXEMPTION VALUE													
Occupancy	00	NONE 100																						BASE TAXABLE VALUE													
																						TOTAL JUST VALUE								310,203							
																						NCON VALUE								0							
																						INCOME VALUE															
																						PREVIOUS YEAR MKT VALUE								298,269							