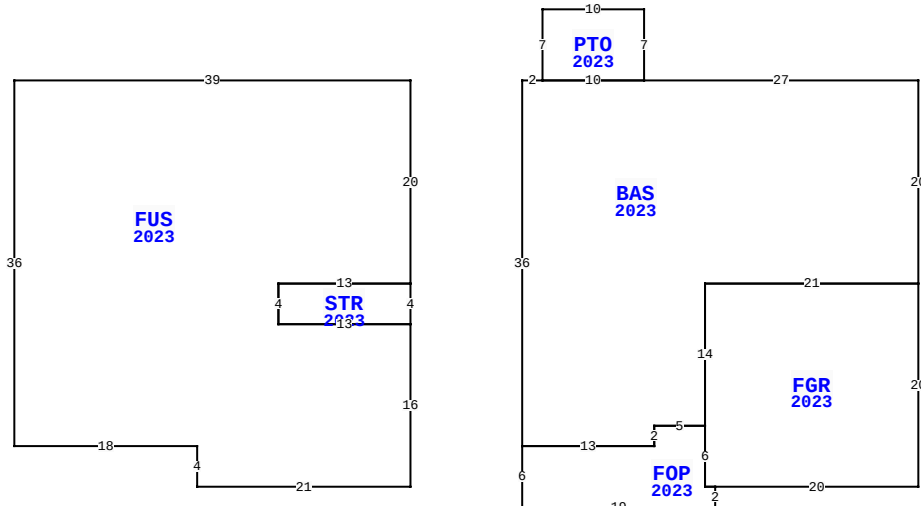


JUAREZ HELIO SAMUEL/INGOLD GWYNETH ANN
70208 ROSEAPPLE CT
YULEE, FL 32097

2025

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		31	HARDIE BRD 100		0100	01	2,770	106.3680	106.37	294,645	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD																						
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 2494										HX Base Yr 2024																	
Roof Cover		03	COMP SHNGL 100																						Tax Group: 4										Tax Dist:							
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										294,645							
Interior Floor		14	CARPET 60																						TOTAL MARKET OB/XF VALUE										9,502							
Interior Floor		13	LVT/LAMNT 40																						TOTAL LAND VALUE - MARKET										55,000							
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										359,147							
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										33,499							
Bedrooms			5 100																						ASSESSED VALUE										325,648							
Bathrooms			3 100																						TOTAL EXEMPTION VALUE										HX HB 50,722							
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										274,926							
Stories		2.	2. 100																						TOTAL JUST VALUE										359,147							
Units			0 100												NCON VALUE										0																	
															INCOME VALUE																											
															PREVIOUS YEAR MKT VALUE										316,470																	
Quality		03	Quality Level 03																																							
DOR CODE		0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA																						05																	
NEIGHBORHOOD/LOC		5009.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,058	100	2023	1,058	112,539																																					
FGR	420	55	2023	231	24,571																																					
FOP	120	30	2023	36	3,829																																					
FUS	1,436	100	2023	1,436	152,747																																					
PTO	70	5	2023	4	425																																					
STR	52	10	2023	5	532																																					
TOTALS		3,156			2,770	294,645																																				
EXTRA FEATURES					70208 ROSEAPPLE CT, 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	0810	CONCRETE A	0 100	0	0	685.00	SF	6.50	6.50	100	2024	2023		100	4,453																											
2	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2024	2023		99	4,752																											
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297																											