

PITTS-MCROY KAYLYN/MCROY CHARLES II
75827 WILDFLOWER 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		2,488		102.7200		102.72		255,567		2023		2023		0		0		0.00		100.00		VALUATION BY			STANDARD		
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		- 100%		- 2024		Heated Area: 2160		HX Base Yr 2024														Tax Group: 4			Tax Dist:		
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE			255,567		
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE			4,624		
Interior Floor		08		SHT VINYL 50																										TOTAL LAND VALUE - MARKET			55,000		
Interior Floor		14		CARPET 50																										TOTAL MARKET VALUE			315,191		
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction			4,018		
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE			311,173		
Bedrooms				4 100																										TOTAL EXEMPTION VALUE			HX HB 50,722		
Bathrooms				2 100																										BASE TAXABLE VALUE			260,451		
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE			315,191		
Stories		1.		1. 100																										NCON VALUE			0		
Units		00		0 100																										INCOME VALUE					
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE			302,403		
Quality		03		Quality Level 03																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC		5009.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,160		100		2023		2,160		221,875																									
FGR		560		55		2023		308		31,638																									
FOP		55		30		2023		16		1,644																									
PTO		70		5		2023		4		411																									
TOTALS		2,845						2,488		255,567																									
EXTRA FEATURES																																			
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		0812		CONCRETE C		0 100		0 0		1,156.00		SF		4.00		4.00		100		2024		2023		100		4,624									