

FLOWERS RUSTY
76020 WILLIAM BURGESS BLVD #5, PMB 515
YULEE, FL 32097

14-2N-26-4280-0010-0000



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	12	CEDAR 100								0900	01	1,671	125.3700	165.49	276,534	2002	2008		0	0	0	8.00	92.00	VALUATION BY																																									
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2016										Heated Area: 1569										HX Base Yr 2016										STANDARD																									
Roof Cover	03	COMP SHNGL 70																																						Tax Group: 4								Tax Dist:																	
Roof Cover	12	MODULAR MT 30																																						BUILDING MARKET VALUE								254,411																	
Interior Wall	05	DRYWALL 80																																						TOTAL MARKET OB/XF VALUE								7,798																	
Interior Wall	06	CUST PANEL 20																																						TOTAL LAND VALUE - MARKET								200,000																	
Interior Floo	14	CARPET 70																																						TOTAL MARKET VALUE								462,209																	
Interior Floo	15	HARDTILE 30																																						SOH/AGL Deduction								195,871																	
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								266,338																	
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								HX HB 50,722																	
Bedrooms		3 100																																						BASE TAXABLE VALUE								215,616																	
Bathrooms		2 100																																						TOTAL JUST VALUE								462,209																	
Frame	02	WOOD FRAME 100																																						NCON VALUE								0																	
Stories	1.5	1.5 100																																						INCOME VALUE																									
Units		0 100																																						PREVIOUS YEAR MKT VALUE								360,020																	
Occupancy	00	NONE 100																																																															
Quality		04	Quality Level 04																																																														
DOR CODE		0100	SINGLE FAMILY																																																														
MAP NUM			MKT AREA																																						05																								
NEIGHBORHOOD/LOC		5001.00																																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																												
BAS	1,083	100	2002	1,083	164,888																																																												
DCK	142	10	2012	14	2,132																																																												
FUS	486	100	2002	486	73,994																																																												
STP	32	10	2012	3	456																																																												
UOP	171	20	2012	34	5,177																																																												
USP	171	30	2012	51	7,765																																																												
TOTALS		2,085			1,671	254,411																																																											
EXTRA FEATURES					75054 EASY ST, 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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1985	1985	3	20	804																																																	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1990	1990	3	20	482																																																	
3	0681	POLE SHED	0	100	9	19	171.00	SF	15.00	15.00	100	1990	1990	3	20	513																																																	
4	0303	FLT DOCK W	0	100	12	10	64.00	SF	26.00	26.00	100	1991	1991	3	20	333																																																	
5	1242	WD DECK A	0	100	22	12	264.00	SF	10.00	10.00	100	1991	1991	3	20	528																																																	
6	0920	CWALL-WD/M	0	100	0	0	60.00	LF	390.00	390.00	100	1991	1991	3	20	4,680																																																	
7	0350	CARPORT WD	0	100	11	16	176.00	SF	13.00	13.00	100	2000	2000	3	20	458																																																	
LAND DESCRIPTION										TOTAL OB/XF										7,798																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																									
1	000131	C	RES CREEK	100		RM	63.00	156.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																																																