

LEINBACH LIBERTY ROSE DEE & BENJAMIN PATRICK
96001 ZION CT
YULEE, FL 32097

24-2N-28-4940-0007-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4								
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										4		
Exterior Wall		25		MOD METAL 100		0150		01		384		127.6000		67.63		25,970		2024		2024		0		0		0		0.00		100.00		VALUATION BY										STANDARD
Roof Structur		03		GABLE/HIP 100		2		ACCESORY U		-		100%		-		2025		Heated Area: 384		HX Base Yr		2025										Tax Group: 4										Tax Dist:
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE										213,162
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE										0
Interior Floor		13		LVT/LAMNT 100																												TOTAL LAND VALUE - MARKET										44,625
Interior Ceiling		NEW		N/A 0																												TOTAL MARKET VALUE										257,787
Air Condition		08		ENG SPLIT 100																												SOH/AGL Deduction										0
Heating Type		09		ENG F AIR 100																												ASSESSED VALUE										257,787
Bedrooms				1 100																												TOTAL EXEMPTION VALUE										HX HB 50,722
Bathrooms				1 100																												BASE TAXABLE VALUE										207,065
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE										257,787
Stories		1.		1. 100																												NCON VALUE										0
Units				0 100																												INCOME VALUE										
																																PREVIOUS YEAR MKT VALUE										174,237