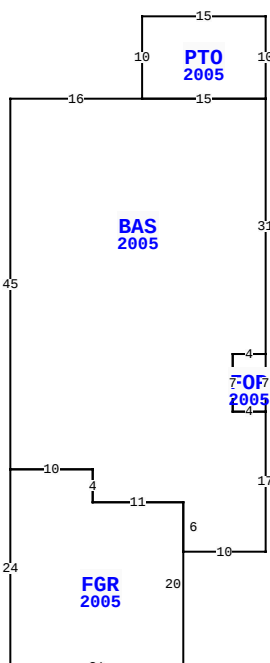


MAREN OF BARBARA/SCOTT LEA-ELLAN L
96005 SUNFISH DR
YULEE, FL 32097

37-3N-28-0740-0040-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				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															
Exterior Wall		05	AVERAGE 90		0100	01	1,780	113.6100	113.61	202,226	2005	2005		0	0	0	9.28	90.72	VALUATION BY					STANDARD										
Exterior Wall		21	STONE 10		1 SINGLE FAM - 100% - 2016										Heated Area: 1511					HX Base Yr 2016					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE					183,459														
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					3,486														
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					65,000														
Interior Floo		14	CARPET 70												TOTAL MARKET VALUE					251,945														
Interior Floo		08	SHT VINYL 30												SOH/AGL Deduction					118,515														
Air Condition		03	CENTRAL 100												ASSESSED VALUE					133,430														
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB WX 55,722														
Bedrooms			3 100												BASE TAXABLE VALUE					77,708														
Bathrooms			2 100												TOTAL JUST VALUE					251,945														
Frame		02	WOOD FRAME 100												NCON VALUE					0														
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					242,626																								
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4038.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,511	100	2005	1,511	155,734																													
FGR	460	55	2005	253	26,076																													
FOP	28	30	2005	8	825																													
PTO	150	5	2005	8	825																													
TOTALS		2,149			1,780	183,459																												
EXTRA FEATURES						96005 SUNFISH LN, YULEE										BLD DATE				LGL DATE		05/13/2025		MLU										
																XF DATE				LAND DATE														
																INC DATE				AG DATE														
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	0811	CONCRETE B	0 100	0	0	798.00	SF	5.20	5.20	100	2005	2005	3	84	3,486																			
LAND DESCRIPTION										TOTAL OB/XF										3,486														
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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																	