

WATANABE KIMIYO
96103 TIDAL BAY CT
YULEE, FL 32097

37-3N-28-0740-0054-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	CD		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD		
Exterior Wall		05	AVERAGE 90		0100		01		1,692		114.6600		114.66		194,005		2006		2006		0		0		8.55		91.45		
Exterior Wall		21	STONE 10		1		SINGLE FAM - 100% - 2017		Heated Area: 1415		HX Base Yr 2017														Tax Group: 4		Tax Dist:		
Roof Structur		03	GABLE/HIP 100																						BUILDING MARKET VALUE		177,418		
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE		6,586		
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET		65,000		
Interior Floo		14	CARPET 70																						TOTAL MARKET VALUE		249,004		
Interior Floo		08	SHT VINYL 30																						SOH/AGL Deduction		102,207		
Air Condition		03	CENTRAL 100																						ASSESSED VALUE		146,797		
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE		HX HB 50,722		
Bedrooms			3 100																						BASE TAXABLE VALUE		96,075		
Bathrooms			2 100																						TOTAL JUST VALUE		249,004		
Frame		02	WOOD FRAME 100																						NCON VALUE		0		
Stories		1.	1. 100																						INCOME VALUE				
Units			0 100																						PREVIOUS YEAR MKT VALUE		239,194		
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		4038.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		1,415	100	2006	1,415	148,372																							
FGR		380	55	2006	209	21,915																							
FOP		29	30	2006	9	944																							
USP		196	30	2006	59	6,187																							
TOTALS		2,020			1,692	177,418																							
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		0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115													
2		0810	CONCRETE A	0	100	37	15	SF	6.50	6.50	100	2006	2006	3	86	3,102													
3		0810	CONCRETE A	0	100	22	3	SF	6.50	6.50	100	2006	2006	3	86	369													
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