

WILDER TENEEL M
96371 STARFISH DR
YULEE, FL 32097

37-3N-28-0740-0322-0000

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		10		ABOVE AVG 100		0100		01		1,414		124.4880		124.49		176,029		2014		2014		0		0		4.50		95.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2015								Heated Area: 1158										HX Base Yr 2015		Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE					168,108						
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					2,371						
Interior Floo		08		SHT VINYL 70																								TOTAL LAND VALUE - MARKET					65,000						
Interior Floo		14		CARPET 30																								TOTAL MARKET VALUE					235,479						
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction					99,222						
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE					136,257						
Bedrooms				3 100																								TOTAL EXEMPTION VALUE					HX HB 50,722						
Bathrooms				2 100																								BASE TAXABLE VALUE					85,535						
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE					235,479						
Stories		1.		1. 100																								NCON VALUE					0						
Units		00		0 100																								INCOME VALUE											
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE					225,583						
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		1,158		100		2014		1,158		137,672																													
FGR		357		55		2014		196		23,302																													
FOP		32		30		2014		10		1,189																													
FOP		165		30		2014		50		5,945																													
TOTALS		1,712						1,414		168,108																													