

BRESHEARS JAKE I & NIKKI SKYE
97492 ALBATROSS DR
YULEE, FL 32097

37-3N-28-0741-0455-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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		2,302		116.1741		116.17		267,423		2017		2017		0		0		3.00		97.00		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2024								Heated Area: 1997														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 4									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		14		CARPET 70																										BUILDING MARKET VALUE									
Interior Floo		11		CLAY TILE 30																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				4 100																										SOH/AGL Deduction									
Bathrooms				2 100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										HX HB									
Units		00		0 100																										BASE TAXABLE VALUE									
Occupancy		00		NONE 100																										TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									