

PICKERING WAYNE F
82074 CHICKADEE LN
YULEE, FL 32097

37-3N-28-0742-0657-0000

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	2,398	125.6409	125.64	301,285	2015	2015	0	0	0	4.00	96.00	VALUATION BY										
Roof Structur		08	IRREGULAR 100							1 SINGLE FAM - 100% - 2016														Heated Area: 2095									
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2016									
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE									
Interior Floop		11	CLAY TILE 70																					289,234									
Interior Floo		14	CARPET 30																					TOTAL MARKET OB/XF VALUE									
Air Condition		03	CENTRAL 100																					3,859									
Heating Type		04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET									
Bedrooms			4 100																					65,000									
Bathrooms			3 100																					TOTAL MARKET VALUE									
Frame		02	WOOD FRAME 100																					358,093									
Stories		2.	2. 100																					SOH/AGL Deduction									
Units		0	0 100																					147,230									
Occupancy		00	NONE 100																					ASSESSED VALUE									
																								210,863									
																								TOTAL EXEMPTION VALUE									
																								VX HX HB									
																								55,722									
																								BASE TAXABLE VALUE									
																								155,141									
																								TOTAL JUST VALUE									
																								358,093									
																								NCON VALUE									
																								0									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									
																								348,210									