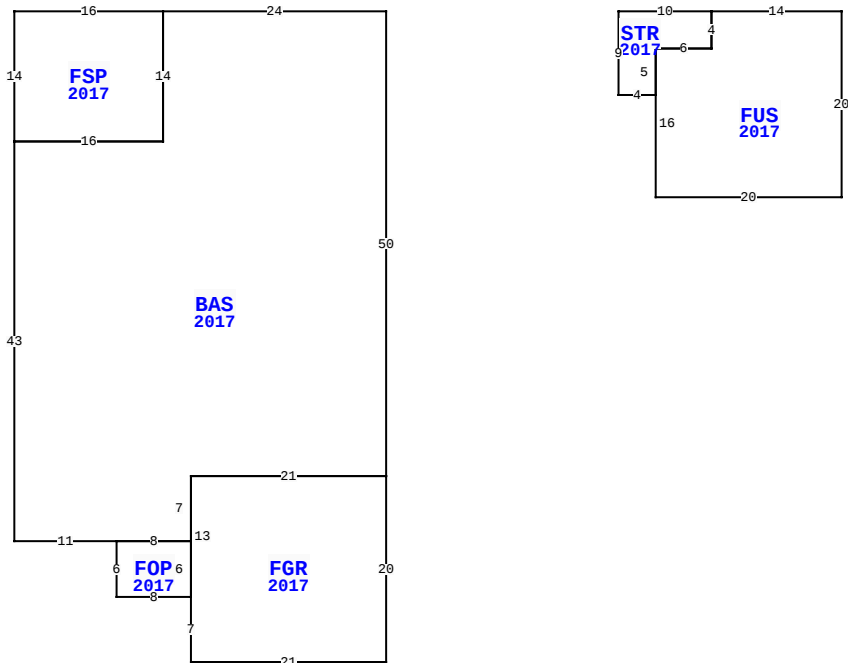


ODELL JASON R & JENNIFER
85012 FURTHERVIEW CT
YULEE, FL 32097

37-3N-28-0745-0693-0000

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	2,626	116.1216	116.12	304,931	2017	2017	2017	0	0	0	3.00	97.00	VALUATION BY					STANDARD																				
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2018										Heated Area: 2285										HX Base Yr 2018																			
Roof Cover		05	COMP SHNGL 100												BUILDING MARKET VALUE										295,783																			
Interior Wall		03	DRYWALL 100												TOTAL MARKET OB/XF VALUE										3,345																			
Interior Floor		14	CARPET 60												TOTAL LAND VALUE - MARKET										65,000																			
Interior Floor		11	CLAY TILE 40												TOTAL MARKET VALUE										364,128																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										128,246																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										235,882																			
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms			3 100												BASE TAXABLE VALUE										185,160																			
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										364,128																			
Stories		1.5	1.5 100												NCON VALUE										0																			
Units			0 100		INCOME VALUE																																							
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										354,280																													
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	1,909	100	2017	1,909	215,023																																							
FGR	420	55	2017	231	26,019																																							
FOP	48	30	2017	14	1,577																																							
FSP	224	40	2017	90	10,137																																							
FUS	376	100	2017	376	42,351																																							
STR	60	10	2017	6	676																																							
TOTALS		3,037			2,626	295,783																																						
EXTRA FEATURES					85012 FURTHERVIEW CT, 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	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2017	2017	3	96	281																												
2	0810	CONCRETE A	0	100	0	0	491.00	SF	6.50	6.50	100	2017	2017	3	96	3,064																												
LAND DESCRIPTION																									TOTAL OB/XF										3,345									
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																											