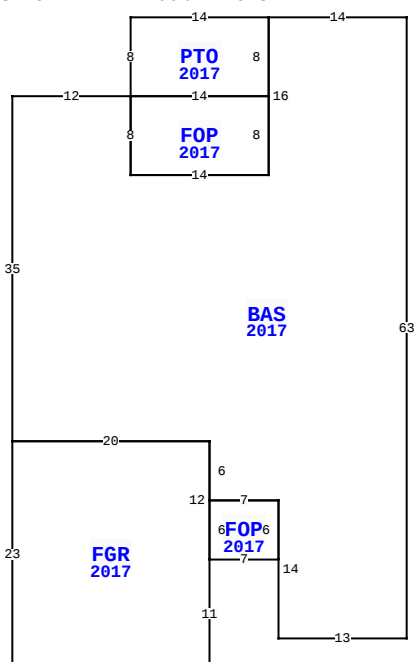


PATRICK JOHN D & KAREN S
96056 BREEZEWAY CT
YULEE, FL 32097

37-3N-28-0745-0726-0000

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	2,008	118.8495	118.85	238,651	2017	2017		0	0	3.00	97.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2018										Heated Area: 1702										HX Base Yr 2018									
Roof Cover		05	COMP SHNGL 100																															
Interior Wall		03	DRYWALL 100																															
Interior Floo		11	CLAY TILE 50																															
Interior Floo		14	CARPET 50																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units		00	0 100																															
Occupancy		00	NONE 100																															
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	1,702	100	2017	1,702	196,215																													
FGR	460	55	2017	253	29,167																													
FOP	42	30	2017	13	1,499																													
FOP	112	30	2017	34	3,920																													
PTO	112	5	2017	6	692																													
TOTALS		2,428			2,008	231,491																												
EXTRA FEATURES					96056 BREEZEWAY 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	20	3	60.00		SF	6.50		6.50		100	2017	2017	3	96	374													
2	0811	CONCRETE B			0	100	0	0	580.00		SF	5.20		5.20		100	2017	2017	3	96	2,895													
																	</																	