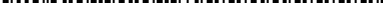


ALBERTIE LAWRENCE O
84013 ST JAMES COURT
YULEE, FL 32097

2025



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		05	AVERAGE 90		0100	01		1,880	119.4424	119.44	224,547	1996	2010	0	0	0	6.90	93.10	VALUATION BY					STANDARD										
Exterior Wall		20	FACE BRICK 10		1 SINGLE FAM - 100% - 2020										Heated Area: 1491					HX Base Yr 2020					Tax Group: 4					Tax Dist:				
Roof Structure		03	GABLE/HIP 100																						209,053									
Roof Cover		03	COMP SHNGL 100																						5,927									
Interior Wall		05	DRYWALL 100																						55,000									
Interior Floo		12	HARDWOOD 50																						269,980									
Interior Floo		14	CARPET 50																						80,079									
Air Condition		03	CENTRAL 100																						189,901									
Heating Type		04	AIR DUCTED 100																						55,722									
Bedrooms			3 100																						134,179									
Bathrooms			2 100																						269,980									
Frame		02	WOOD FRAME 100																						0									
Stories		1.	1. 100																						INCOME VALUE									
Units			0 100																						PREVIOUS YEAR MKT VALUE									
Occupancy		00	NONE 100																						296,957									
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																						04									
NEIGHBORHOOD/LOC		4046.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,491	100	1996	1,491	165,797																													
FEP	200	80	2012	160	17,791																													
FGR	399	55	1996	219	24,352																													
FOP	34	30	1996	10	1,112																													
TOTALS		2,124			1,880	209,053																												
EXTRA FEATURES					84013 ST JAMES CT, YULEE										BLD DATE		05/10/2022		NW	LGL DATE				04/30/2025		MLU								
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695																			
2	0811	CONCRETE B	0 100	0	0	888.00	SF	5.20	5.20	100	1996	1996	3	70	3,232																			