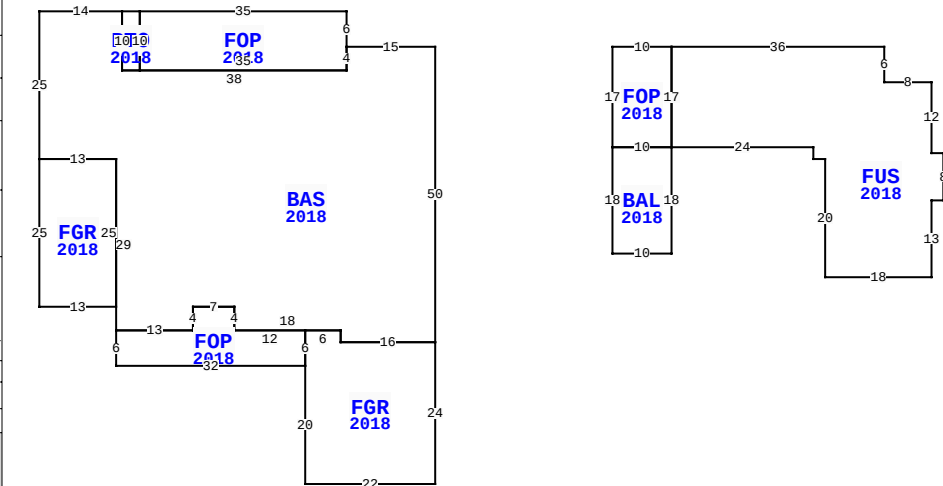


LAWRIMORE RUSSELL H JR/HASTINGS KALICIA D
86433 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																															
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																													
Exterior Wall		31	HARDIE BRD 100							0900	01	4,618	104.5674	138.03	637,423	2018	2018	0	0	2.50	97.50	VALUATION BY								STANDARD																					
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2020														Heated Area: 3891														HX Base Yr 2020													
Roof Cover		05	COMP SHNGL 100																					BUILDING MARKET VALUE														682,813													
Interior Wall		03	DRYWALL 100																					TOTAL MARKET OB/XF VALUE														95,857													
Interior Floo		11	CLAY TILE 60																					TOTAL LAND VALUE - MARKET														225,000													
Interior Floo		14	CARPET 40																					TOTAL MARKET VALUE														1,003,670													
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction														207,332													
Heating Type		04	AIR DUCTED 100							ASSESSED VALUE														796,338																											
Bedrooms			4 100							TOTAL EXEMPTION VALUE														HX HB		50,722																									
Bathrooms			4 100							BASE TAXABLE VALUE														745,616																											
Frame		02	WOOD FRAME 100							TOTAL JUST VALUE														1,003,670																											
Stories		2.	2. 100							NCON VALUE														37,023																											
Units		00	0 100							INCOME VALUE																																									
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE														937,069																											
Quality		04	Quality Level 04																																																
DOR CODE		0100	SINGLE FAMILY																																																
MAP NUM			MKT AREA							04																																									
NEIGHBORHOOD/LOC		4056.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAL	180	15	2018	27	3,634																																														
BAS	2,775	100	2018	2,775	373,457																																														
FGR	325	55	2018	179	24,089																																														
FGR	540	55	2018	297	39,970																																														
FOP	170	30	2018	51	6,864																																														
FOP	220	30	2018	66	8,882																																														
FOP	350	30	2018	105	14,131																																														
FUS	1,116	100	2018	1,116	150,190																																														
PTO	30	5	2018	2	269																																														
TOTALS	5,706			4,618	621,487																																														
EXTRA FEATURES						86433 MEADOWFIELD BLUFFS RD, YULEE																																													

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