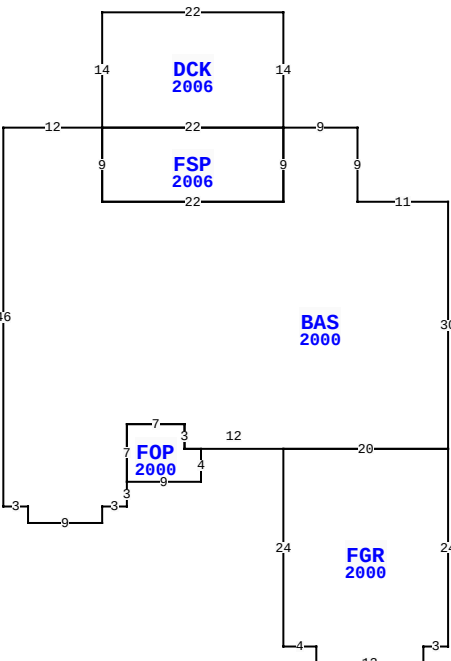


HAWORTH THOMAS H FAM TRUST/HAWORTH THOMAS H TRUSTE
86130 RIVERWOOD DR
YULEE, FL 32097

38-2N-27-1331-0008-0000

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 80		0900	01	2,316	99.3132	131.09	303,604	2000	2000	0	0	11.60	88.40	VALUATION BY STANDARD																	
Exterior Wall		16	WD FR STUC 20		1 SNGL FAM - 100% - 2024										Heated Area: 1911										HX Base Yr 2024									
Roof Structur		08	IRREGULAR 100												268,386																			
Roof Cover		03	COMP SHNGL 100												9,826																			
Interior Wall		05	DRYWALL 100												65,000																			
Interior Floo		14	CARPET 80												343,212																			
Interior Floo		11	CLAY TILE 20												2,952																			
Air Condition		03	CENTRAL 100												340,260																			
Heating Type		04	AIR DUCTED 100												50,722																			
Bedrooms		3	100												289,538																			
Bathrooms		2	100												343,212																			
Frame		02	WOOD FRAME 100												NCON VALUE																			
Stories		1	1. 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE																													
Occupancy		00	NONE 100																															
Quality		01	Quality Level 01																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4045.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,911	100	2000	1,911	221,453																													
DCK	308	10	2006	31	3,593																													
FGR	506	55	2000	278	32,216																													
FOP	57	30	2000	17	1,970																													
FSP	198	40	2006	79	9,155																													
TOTALS		2,980			2,316	268,386																												
EXTRA FEATURES					86130 RIVERWOOD DR, YULEE										BLD DATE 03/03/2023 NW					LGL DATE														
															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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905																		
2	0810	CONCRETE A	0	100	66	3	198.00	SF	6.50	6.50	100	2000	2000	3	77	991																		
3	0812	CONCRETE C	0	100	0	0	1,471.00	SF	4.00	4.00	100	2000	2000	3	77	4,531																		
4	0471	VINYL FNC	0	100	0	0	66.00	LF	32.00	32.00	100	2003	2003	3	58	1,225																		
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174																		
LAND DESCRIPTION																		TOTAL OB/XF 9,826																
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																	