

RAILEANU GEORGE R & CHRISTINA MARIE
86718 RIVERWOOD DR
YULEE, FL 32097

38-2N-27-1332-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4							
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 70		0900		01		2,958		95.5134		126.08		372,945		2003		2003		0		0		10.15		89.85		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 30		1		SNGL FAM - 0% - 2023								Heated Area: 2486														Tax Group: 4					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					335,091				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					5,198				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					65,000				
Interior Floo		14		CARPET 70																										TOTAL MARKET VALUE					405,289				
Interior Floo		11		CLAY TILE 30																										SOH/AGL Deduction					0				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					405,289				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					0				
Bedrooms				4 100																										BASE TAXABLE VALUE					405,289				
Bathrooms				3 100																										TOTAL JUST VALUE					405,289				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories				1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					389,337				
Occupancy		00		NONE 100																																			
Quality		01		Quality Level 01																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4045.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,486		100		2003		2,486		281,621																													
DCK		250		10		2021		25		2,832																													
FGR		618		55		2003		340		38,516																													
FOP		36		30		2003		11		1,246																													
FSP		220		40		2003		88		9,969																													
PTO		160		5		2003		8		907																													