

DANIEL JEFFREY T
86641 RIVERWOOD DRIVE
YULEE, FL 32097

38-2N-27-1332-0088-0000

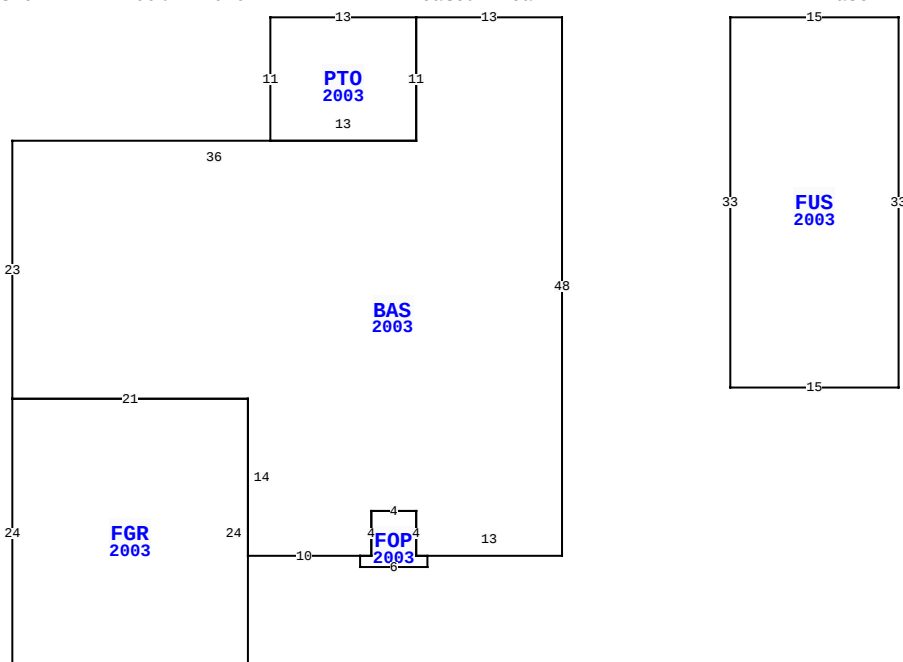
BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	10	ABOVE AVG 70							
Exterior Wall	16	WD FR STUC 30							
Roof Structur	03	GABLE/HIP 100							
Roof Cover	03	COMP SHNGL 100							
Interior Wall	05	DRYWALL 100							
Interior Floo	14	CARPET 70							
Interior Floo	11	CLAY TILE 30							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		4 100							
Bathrooms		3 100							
Frame	02	WOOD FRAME 100							
Stories	1.5	1.5 100							
Units		0 100							
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	1,646	100	2003	1,646	196,121				
FGR	504	55	2003	277	33,005				
FOP	22	30	2003	7	834				
FUS	495	100	2003	495	58,979				
PTO	143	5	2003	7	834				
TOTALS	2,810			2,432	289,773				

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,432	100.4598	132.61	322,508	2003	2003	0	0	0	10.15	89.85

1 SNGL FAM - 100% - 2020

Heated Area: 2141

HX Base Yr 2020



NASSAU COUNTY PROPERTY										PAGE 1 of 1										4	
VALUATION BY										VALUATION SUMMARY											
Tax Group: 4										Tax Dist:											
BUILDING MARKET VALUE										289,773											
TOTAL MARKET OB/XF VALUE										6,425											
TOTAL LAND VALUE - MARKET										65,000											
TOTAL MARKET VALUE										361,198											
SOH/AGL Deduction										125,718											
ASSESSED VALUE										235,480											
TOTAL EXEMPTION VALUE										HX HB 50,722											
BASE TAXABLE VALUE										184,758											
TOTAL JUST VALUE										361,198											
NCON VALUE										0											
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE										347,418											