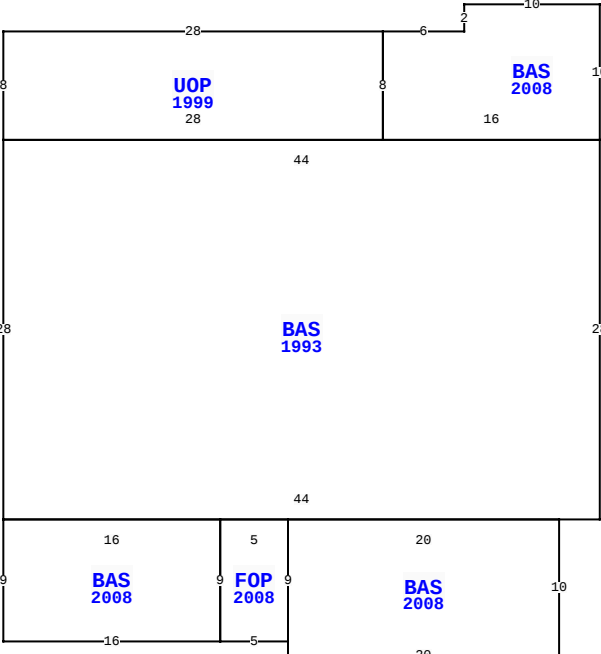


BATTLES CAROLE F L/E/
87325 HAVEN ROAD
YULEE, FL 32097

38-3N-27-4690-0017-0000

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		05	AVERAGE 100							0100	01	1,783	106.0000	106.00	188,998	1976	1976	0	0	0	19.25	80.75	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100							2 SINGLE FAM - 100% - 2011										Heated Area: 1724										Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										152,616									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										12,520									
Interior Floo		08	SHT VINYL 100																	TOTAL LAND VALUE - MARKET										218,918									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										384,054									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										215,886									
Bedrooms		03	3 100																	ASSESSED VALUE										168,168									
Bathrooms		02	2 100																	TOTAL EXEMPTION VALUE										HX HB WX SX 105,722									
Frame		1.	WOOD FRAME 100																	BASE TAXABLE VALUE										62,446									
Stories		00	1. 100																	TOTAL JUST VALUE										384,054									
Units		00	0 100																	NCON VALUE										0									
Occupancy		00	NONE 100							INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										364,442																			
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC			4031.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,232	100	1993	1,232	105,453																																		
BAS	144	100	2008	144	12,326																																		
BAS	148	100	2008	148	12,668																																		
BAS	200	100	2008	200	17,119																																		
FOP	45	30	2008	14	1,198																																		
UOP	224	20	1999	45	3,852																																		
TOTALS	1,993			1,783	152,616																																		
EXTRA FEATURES						87325 HAVEN RD, YULEE										BLD DATE		06/03/2009		RK	LGL DATE		04/11/2025		MLU														
																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	0200	BARN WD 0-	0 100	32	24	768.00	SF	20.00	20.00	100	1985	1985	3	20	3,072																								
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																								
3	0681	POLE SHED	0 100	31	14	434.00	SF	15.00	15.00	100	1985	1985	3	20	1,302																								
4	0510	GARAGE WD-	0 100	18	26	468.00	SF	35.00	35.00	100	2003	2003	3	30	4,914																								
5	0940	SHEDS/PORT	0 100	10	16	160.00	SF	20.10	20.10	100	2003	2003	3	20	643																								
6	0680	POLE SHED	0 100	23	14	322.00	SF	10.00	10.00	100	1985	1985	3	20	644																								
7	0681	POLE SHED	0 100	15	9	135.00	SF	15.00	15.00	100	1985	1985	3	20	405																								
LAND DESCRIPTION						TOTAL OB/XF										12,520																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	3.03	AC		1.00	1.00	0.85	85,000.00	72,250.00	218,918																						