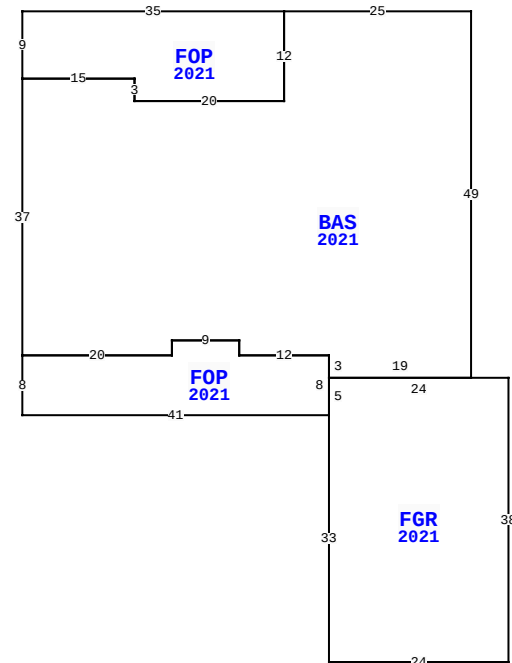


STIGGINS JEFFREY HILL & ANDREA KAY
28688 GRANDVIEW MNR
YULEE, FL 32097

41-3N-28-1250-0009-0000



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 100		0500	11	3,142	139.2586	220.03	691,334	2021	2021	0	0	1.00	99.00	VALUATION BY			STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2022										Heated Area: 2424										HX Base Yr 2022									
Roof Cover		05	COMP SHNGL 100												BUILDING MARKET VALUE										684,421									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										59,833									
Interior Floo		13	LVT/LAMNT 70												TOTAL LAND VALUE - MARKET										250,000									
Interior Floo		11	CLAY TILE 30												TOTAL MARKET VALUE										994,254									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										293,512									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										700,742									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms			2 100												BASE TAXABLE VALUE										650,020									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										994,254									
Stories		0	0 100												NCON VALUE										0									
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										839,091																			
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4034.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,424	100	2021	2,424	528,019																													
FGR	912	55	2021	502	109,350																													
FOP	346	30	2021	104	22,654																													
FOP	375	30	2021	112	24,397																													
TOTALS		4,057			3,142	684,421																												
EXTRA FEATURES					28688 GRANDVIEW MNR, YULEE										BLD DATE					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	0855	CONC PAVER	0	100	0	0	1,818.00	SF	10.00	10.00	100	2021	2021	3	99	17,998																		
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980																		
3	0462	ST/AL FNC	0	100	240	4	960.00	SF	10.00	10.00	100	2021	2021	3	93	8,928																		
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864																		
5	0861	POOL GUNIT	0	100	36	8	288.00	SF	85.00	85.00	100	2022	2022	3	95	23,256																		
6	0855	CONC PAVER	0	100	0	0	511.00	SF	10.00	10.00	100	2022	2022	3	99	5,059																		
7	1242	WD DECK A	0	100	47	4	188.00	SF	10.00	10.00	100	2022	2022	3	93	1,748																		
LAND DESCRIPTION										TOTAL OB/XF										59,833														
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	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																	
										</																								