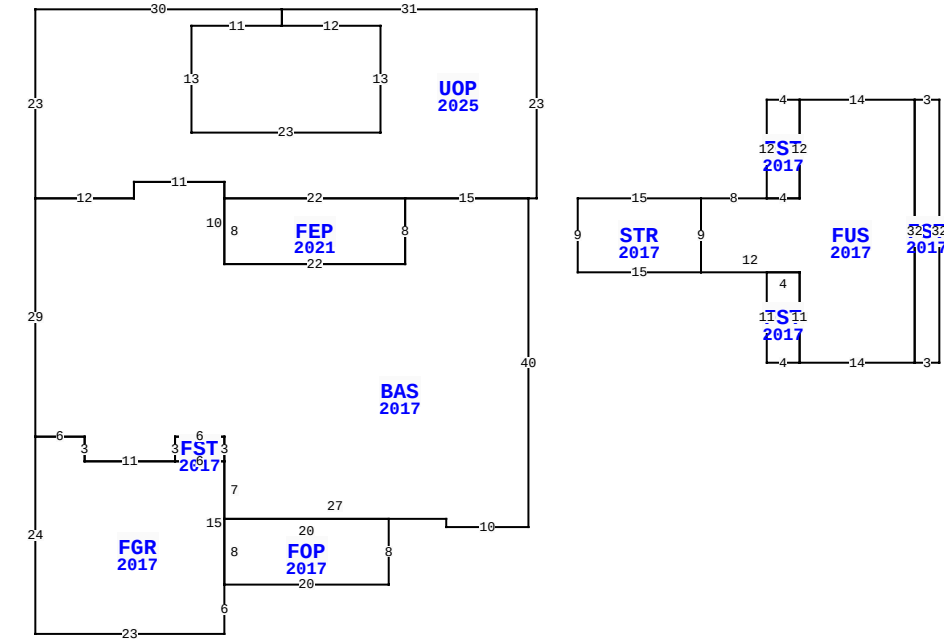




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		10	ABOVE AVG 100		0500	01	3,363	121.5412	192.04	645,831	2017	2017	0	0	0	3.00	97.00	VALUATION BY		STANDARD										
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2021													Heated Area: 2555							HX Base Yr 2021					
Roof Cover		03	COMP SHNGL 100															Tax Group: 4		Tax Dist:										
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE		626,456										
Interior Floo		11	CLAY TILE 70															TOTAL MARKET OB/XF VALUE		59,132										
Interior Floo		14	CARPET 30															TOTAL LAND VALUE - MARKET		110,000										
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE		795,588										
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction		240,674										
Bedrooms			4 100															ASSESSED VALUE		554,914										
Bathrooms			3 100															TOTAL EXEMPTION VALUE		HX HB		50,722								
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE		504,192										
Stories		1.5	1.5 100															TOTAL JUST VALUE		795,588										
Units		0	0 100		NCON VALUE		82,263																							
Occupancy		00	NONE 100		INCOME VALUE																									
					PREVIOUS YEAR MKT VALUE		681,915																							
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	1,999	100	2017	1,999	372,371																									
FEP	176	80	2021	141	26,266																									
FGR	501	55	2017	276	51,413																									
FOP	160	30	2017	48	8,941																									
FST	18	55	2017	10	1,862																									
FST	44	55	2017	24	4,471																									
FST	48	55	2017	26	4,843																									
FST	96	55	2017	53	9,873																									
FUS	556	100	2017	556	103,571																									
STR	135	10	2017	14	2,608																									
TOTALS	4,815			3,363	626,456																									
EXTRA FEATURES						29198 GRANDVIEW MNR, YULEE										BLD DATE				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	0855	CONC PAVER	0 100	26	3	78.00	SF	10.00	10.00	100	2017	2017	3	96	749															
2	0855	CONC PAVER	0 100	25	20	500.00	SF	10.00	10.00	100	2017	2017	3	96	4,800															
5	0462	ST/AL FNC	0 100	160	4	640.00	SF	10.00	10.00	100	2021	2021	3	93	5,952															
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576															
7	0861	POOL GUNIT	0 100	0	0	299.00	SF	85.00	85.00	100	2025	2024		100	25,415															
8	0912	SCRN RM G	0 100	0	0	1,082.00	SF	20.00	20.00	100	2025	2024		100	21,640															