

YULEE VILLAS LTD
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

42-2N-27-0000-0002-0230

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY															
																									VALUATION BY					STANDARD									
																									Tax Group: 4					Tax Dist:									
																									BUILDING MARKET VALUE					0									
																									TOTAL MARKET OB/XF VALUE					402									
																									TOTAL LAND VALUE - MARKET					13,132									
																									TOTAL MARKET VALUE					13,534									
																									SOH/AGL Deduction					2,895									
																									ASSESSED VALUE					10,639									
																									TOTAL EXEMPTION VALUE					0									
																									BASE TAXABLE VALUE					10,639									
																									TOTAL JUST VALUE					13,534									
																									NCON VALUE					0									
																									INCOME VALUE														
																									PREVIOUS YEAR MKT VALUE					9,672									