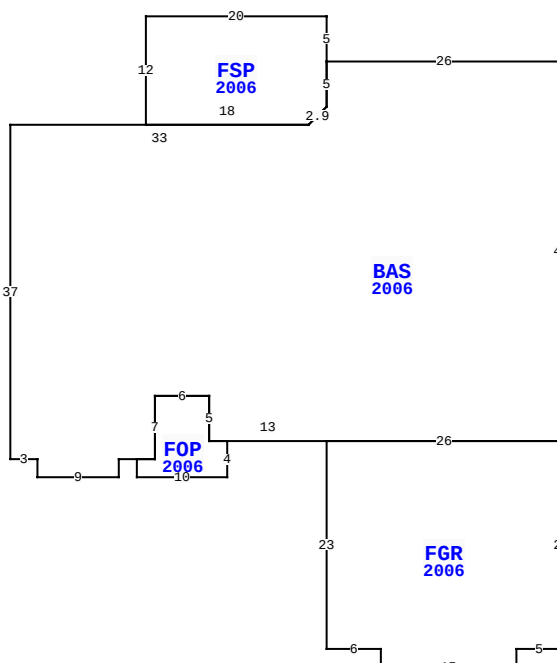


HAMBRICK JAMES GLEN & GLADYS HUGHES L/E/
85255 HARTS RD
YULEE, FL 32097

42-2N-27-0000-0073-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																																				
Exterior Wall		20	FACE BRICK 100							0900	01	2,799	114.0480	150.54	421,361	2006	2006		0	0	13.50	86.50	VALUATION BY				STANDARD																																
Roof Structure		08	IRREGULAR 100							2 SNGL FAM - 100% - 2005										Heated Area: 2339										HX Base Yr 2005																													
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										364,477																													
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										28,263																													
Interior Floor		14	CARPET 70																	TOTAL LAND VALUE - MARKET										140,250																													
Interior Floor		10	TERRAZZO 30																	TOTAL MARKET VALUE										532,990																													
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										302,533																													
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										230,457																													
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB 50,722																													
Bathrooms			2 100																	BASE TAXABLE VALUE										179,735																													
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										532,990																													
Stories		1.	1. 100																	NCON VALUE										0																													
Units		00	0 100							INCOME VALUE																																																	
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										509,458																																							
Quality		05	Quality Level 05																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM			MKT AREA							04																																																	
NEIGHBORHOOD/LOC		4053.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	2,339	100	2006	2,339	304,578																																																						
FGR	628	55	2006	345	44,925																																																						
FOP	66	30	2006	20	2,605																																																						
FSP	238	40	2006	95	12,370																																																						
TOTALS		3,271			2,799	364,477																																																					
EXTRA FEATURES										85255 HARTS RD, YULEE										BLD DATE										LGL DATE										05/08/2025										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	0751	UOP			0	100	10	8	80.00		SF	10.00		10.00		100	1997	1997	3	24	192																																						
2	1127	BRICK 8"			0	100	0	0	54.00		SF	11.00		11.00		100	2006	2006	3	96	570																																						
3	1127	BRICK 8"			0	100	0	0	44.00		SF	11.00		11.00		100	2006	2006	3	96	465																																						
4	0812	CONCRETE C			0	100	0	0	5,236.00		SF	4.00		4.00		100	2006	2006	3	86	18,012																																						
5	0940	SHEDS/PORT			0	100	30	12	360.00		SF	30.00		30.00		100	2005	2005	3	22	2,376																																						
6	0351	CARPORT MT			0	100	20	35	700.00		SF	5.90		5.90		100	2008	2008	3	31	1,280																																						
7	0510	GARAGE WD-			0	100	18	25	450.00		SF	24.85		24.85		100	2008	2008	3	48	5,368																																						
LAND DESCRIPTION										TOTAL OB/XF										28,263																																							
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	000100	C	RES		100		RM	0.00	0.00	1.65	AC		1.00	1.00	1.00	85,000.00		85,000.00		140,250																																							