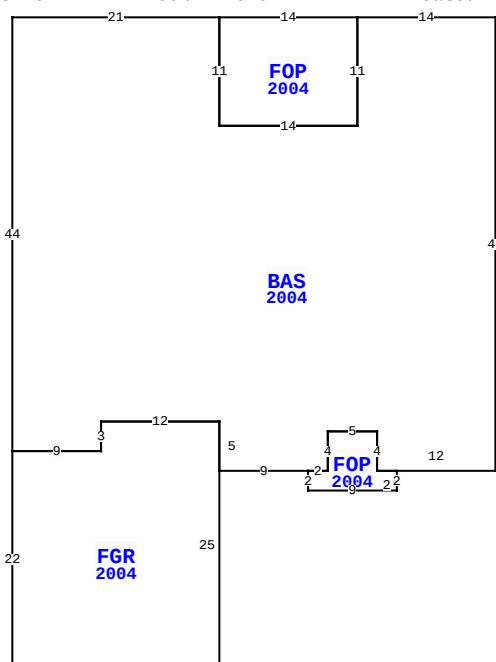
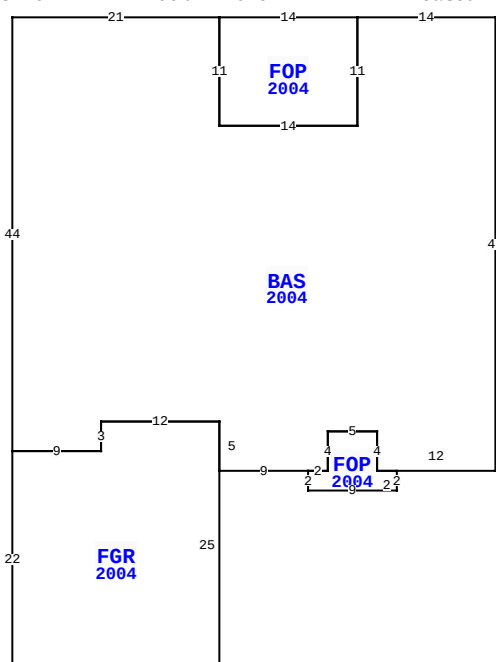
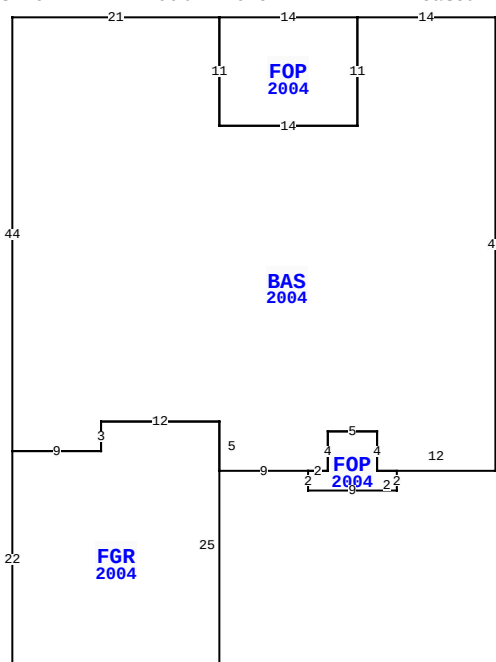
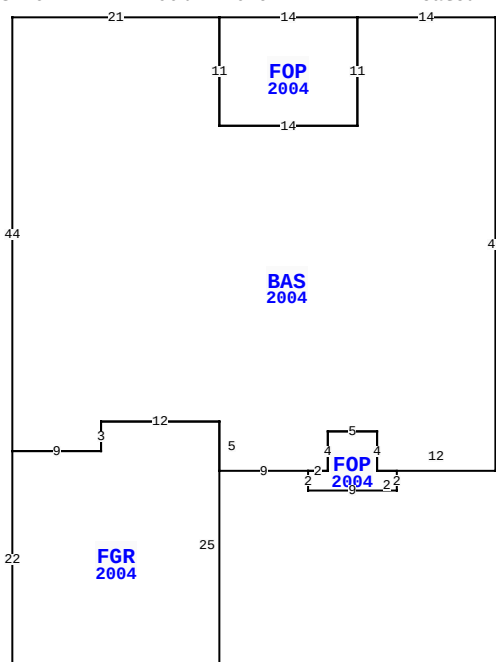
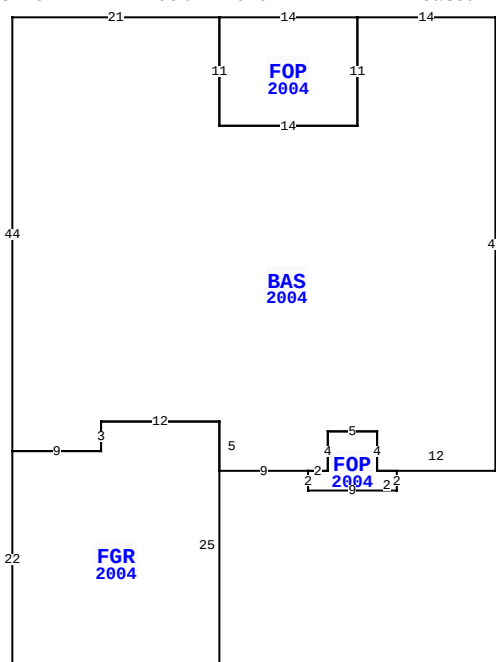
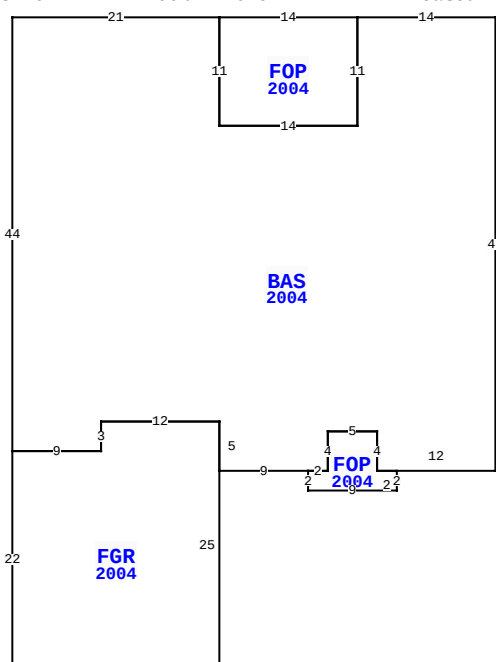
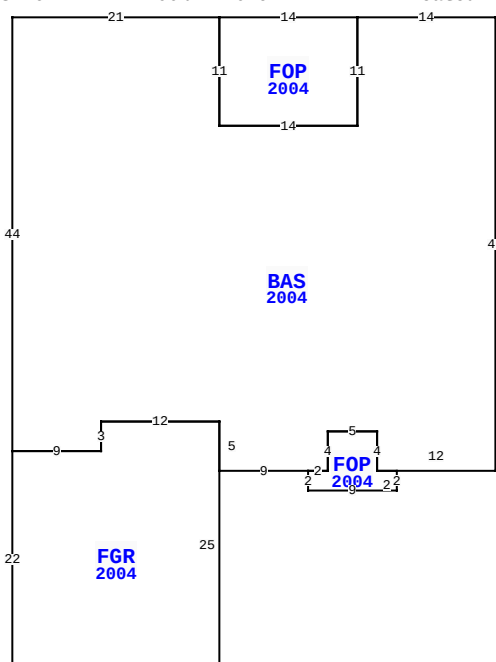
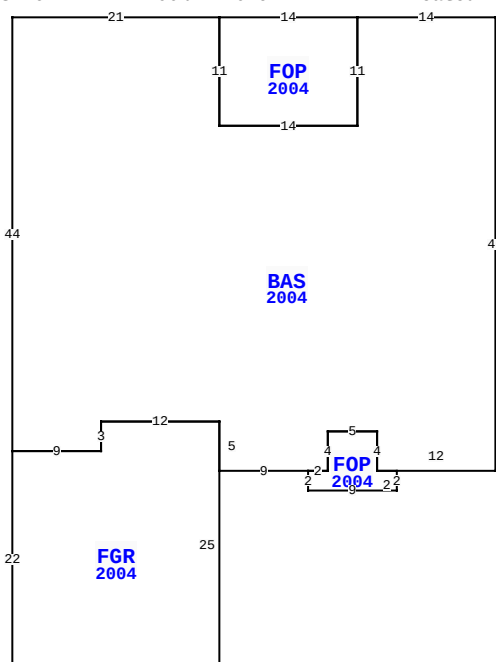
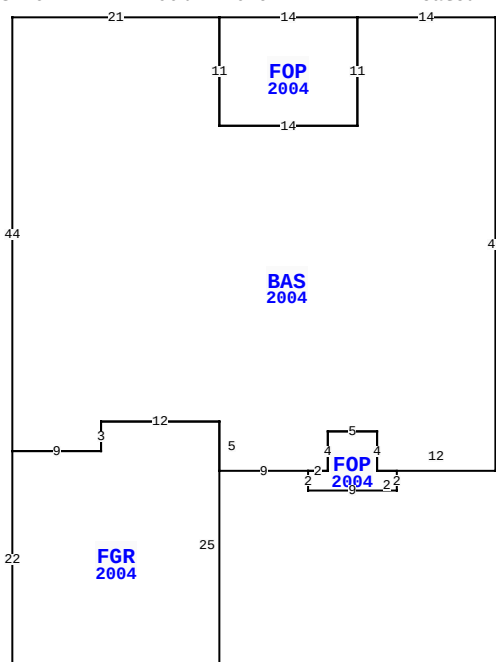
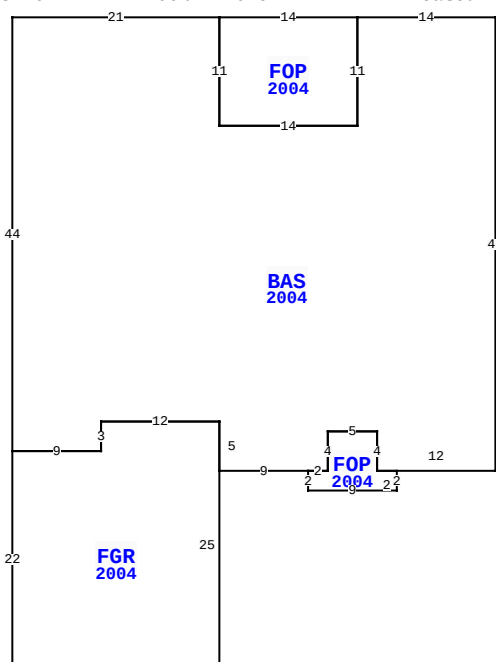
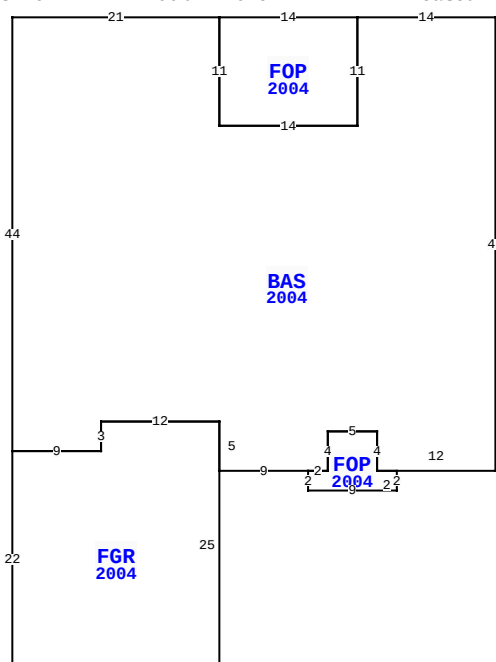


THROCKMORTON TABATHA K & DAVID
86155 MAPLE LEAF PLACE
YULEE, FL 32097

42-2N-27-435H-0112-0000

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 70		0100	01	2,333	129.49	23	129.49	302,100	2004	2010	0	0	0	6.65	93.35	VALUATION BY					STANDARD																																																																																																																													
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 100% - 2019										Heated Area: 2002					HX Base Yr 2019					Tax Group: 4					Tax Dist:																																																																																																																							
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					282,010																																																																																																																												
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					3,384																																																																																																																												
Interior Wall		05	DRYWALL 90																	TOTAL LAND VALUE - MARKET					55,000																																																																																																																												
Interior Wall		08	DECORATIVE 10																	TOTAL MARKET VALUE					340,394																																																																																																																												
Interior Floor		12	HARDWOOD 70																	SOH/AGL Deduction					169,369																																																																																																																												
Interior Floor		11	CLAY TILE 30																	ASSESSED VALUE					171,025																																																																																																																												
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE					VX HX HB 55,722																																																																																																																												
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE					115,303																																																																																																																												
Bedrooms		04	3 100																	TOTAL JUST VALUE					340,394																																																																																																																												
Bathrooms		02	2 100																	NCON VALUE					0																																																																																																																												
Frame		02	WOOD FRAME 100		INCOME VALUE					327,780																																																																																																																																											
Stories		1.	1. 100																	PREVIOUS YEAR MKT VALUE					327,780																																																																																																																												
Units		00	0 100																																																																																																																																																		
Occupancy		00	NONE 100																																																																																																																																																		
Quality		06	Quality Level 06																																																																																																																																																		
DOR CODE		0100	SINGLE FAMILY																																																																																																																																																		
MAP NUM			MKT AREA																																																																																																																																																		
NEIGHBORHOOD/LOC			4047.00																																																																																																																																																		
AREA TYPE			TOTAL GROSS AREA																																																																																																																																																		
PCT OF BASE			YEAR																																																																																																																																																		
TOT ADJ AREA			SUBAREA MARKET VALUE																																																																																																																																																		
BAS		2,002	100	2004	2,002	242,000																																																																																																																																															

FGR		498	55	2004	274	33,121
FOP		38	30	2004	11	1,329
FOP		154	30	2004	46	5,561

TOTALS		2,692			2,333	282,010
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EXTRA FEATURES										86155 MAPLE LEAF PL, YULEE										BLD DATE		03/14/2023		NW		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	0811	CONCRETE B	0 100	0	0	784.00	SF	5.20	5.20	100	2004	2004	3	83	3,384	