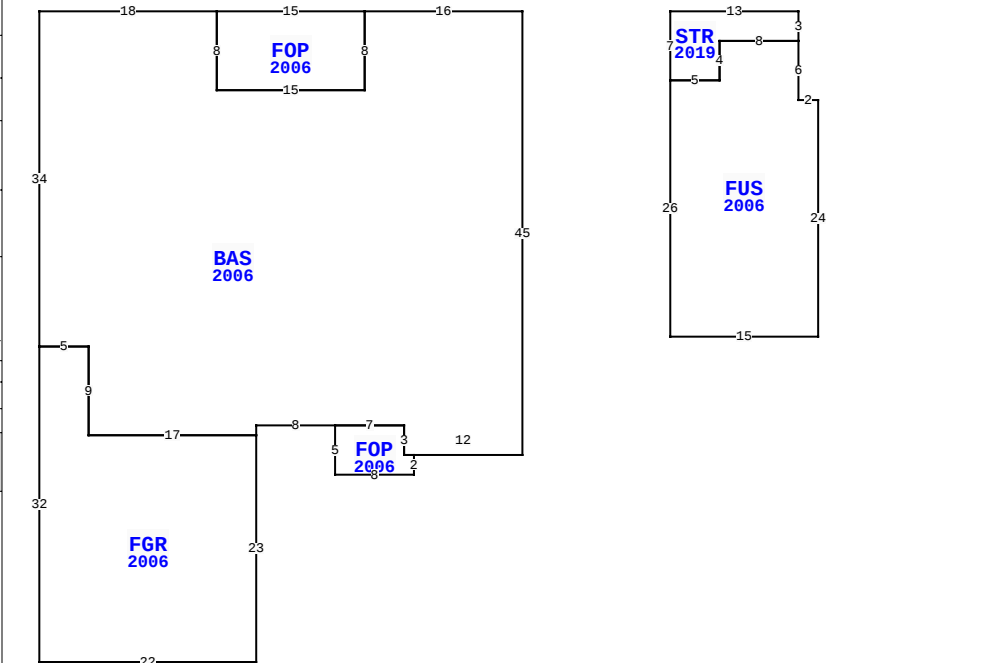


AUGLIS ERIC-MICHAEL S & DOROTHY D
86047 EVERGREEN PL
YULEE, FL 32097

42-2N-27-435H-0160-0000

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	2,725	122.5440	122.54	333,922	2006	2011		0		0	6.15	93.85	VALUATION BY		STANDARD													
Exterior Wall		16	WD FR STUC 30							1 SINGLE FAM - 100% - 2016										Heated Area: 2369										HX Base Yr 2016									
Roof Structur		03	GABLE/HIP 100																	Tax Group: 4										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										313,386									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										47,317									
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET										55,000									
Interior Floo		08	SHT VINYL 30																	TOTAL MARKET VALUE										415,703									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										150,632									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										265,071									
Bedrooms			5 100																	TOTAL EXEMPTION VALUE										HX HB VX		55,722							
Bathrooms			3 100																	BASE TAXABLE VALUE										209,349									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										415,703									
Stories		1.5	1.5 100																	NCON VALUE										0									
Units			0 100																	INCOME VALUE																			
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE										403,115									
Quality		06	Quality Level 06																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4047.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,951	100	2006	1,951	224,373																																		
FGR	551	55	2006	303	34,847																																		
FOP	37	30	2006	11	1,265																																		
FOP	120	30	2006	36	4,140																																		
FUS	418	100	2006	418	48,072																																		
STR	59	10	2019	6	690																																		
TOTALS	3,136			2,725	313,386																																		
EXTRA FEATURES					86047 EVERGREEN 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	839.00	SF	5.20	5.20	100	2006	2006	3	86	3,752																								
2	0476	VF 6 SBPL	0 100	0	0	110.00	LF	32.00	32.00	100	2014	2014	3	85	2,992																								
3	0861	POOL GUNIT	0 100	25	12	300.00	SF	85.00	85.00	100	2018	2018	3	84	21,420																								
4	0855	CONC PAVER	0 100	0	0	540.00	SF	10.00	10.00	100	2018	2018	3	97	5,238																								
5	0911	SCRN RM A	0 100	0	0	855.00	SF	17.50	17.50	100	2022	2022	3	93	13,915																								
LAND DESCRIPTION																	TOTAL OB/XF 47,317																						
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																						