

SCHULTZ ANNE C
86472 MELODY LANE
YULEE, FL 32097

2025

42-21-27-4374-0033-0000

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		31	HARDIE BRD 100		0100	01	2,331	122.1668	122.17	284,778	2022	2022		0	0	0	0.50	99.50	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2024														Heated Area: 2018				HX Base Yr						
Roof Cover		03	COMP SHNGL 100																										