

MCCORMICK CHRISTOPHER W
85017 WAYNE'S PLACE
YULEE, FL 32097

42-2N-27-4600-0006-0030

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		AP		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		25		MOD METAL 100		0820		02		720		66.6400		53.31		38,383		1972		1972		0		0		20		70.00		20.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		- 0%		- 0				Heated Area: 720																Tax Group: 4										Tax Dist:									
Roof Cover		01		MINIMUM 100																												BUILDING MARKET VALUE										7,677									
Interior Wall		04		PLYWOOD 100																												TOTAL MARKET OB/XF VALUE										1,859									
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET										60,000									
Interior Floo		08		SHT VINYL 20																												TOTAL MARKET VALUE										69,536									
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction										29,180									
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE										40,356									
Bedrooms				2 100																												TOTAL EXEMPTION VALUE										0									
Bathrooms				1 100																												BASE TAXABLE VALUE										40,356									
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE										69,536									
Stories		1.		1. 100																												NCON VALUE										0									
Units				0 100																												INCOME VALUE																			
																																PREVIOUS YEAR MKT VALUE										58,679									