

MERRITT TYLER JOSEPH & DESTINY RACHEL
85497 JOANN RD
YULEE, FL 32097

42-2N-27-4612-0002-0440

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4		
ELEMENT		CD		CONSTRUCTION		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		1,798		106.0200		139.95		251,630		1995		2005		0		0		0		14.25		85.75			
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2025				Heated Area: 1518						HX Base Yr		2025											
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floor		13		LVT/LAMNT 80																													
Interior Floor		14		CARPET 20																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Units				0 100																													
Occupancy		00		NONE 100																													
Quality		02		Quality Level 02																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				4048.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,518		100		1995		1,518		182,171																							
FGR		400		55		1995		220		26,402																							
FOP		162		30		1995		49		5,881																							
PTO		216		5		1995		11		1,320																							
TOTALS		2,296						1,798		215,773																							
EXTRA FEATURES																																	
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		0940		SHEDS/PORT		0 100		24		12		288.00		SF		20.10		20.10		100		1992		1992		3		20		1,158			
2		0810		CONCRETE A		0 100		0		0		475.00		SF		6.50		6.50		100		1995		1995		3		68		2,100			