

MELLROY LAWTON RUSSELL JR
85183 CLAXTON RD
YULEE, FL 32097

43-2N-27-4647-0006-0200

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4							
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		25		MOD METAL 100		6500		01		1.001		59.4000		21.98		22,002		2020		2020		0		0		0		4.00		96.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES		- 100%		- 2020		Heated Area: 875		HX Base Yr		2020																							
Roof Cover		12		MODULAR MT 100		-12						-25																				BUILDING MARKET VALUE					372,238				
Interior Wall		07		NONE 100																												TOTAL MARKET OB/XF VALUE					18,662				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					238,000				
Air Condition		01		NONE 100																												TOTAL MARKET VALUE					628,900				
Heating Type		01		NONE 100																												SOH/AGL Deduction					279,212				
Bedrooms				0 100																												ASSESSED VALUE					349,688				
Bathrooms				0 100																												TOTAL EXEMPTION VALUE					HX HB 50,722				
Frame		05		STEEL 100																												BASE TAXABLE VALUE					298,966				
Stories		1.		1. 100																												TOTAL JUST VALUE					628,900				
Units				0 100																												NCON VALUE					0				
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					586,881				
Quality		05		Quality Level 05																																					
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		875		100		2020		875		18,464																															
FOP		420		30		2020		126		2,658																															
TOTALS		1,295						1,001		21,122																															
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											