

NORMAN TOMMY/OPACHICK KATHY H
85639 CLAXTON RD
YULEE, FL 32097

43-2N-27-4647-0006-0370

[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		840		57.7500		21.37		17,951		2016		2016		0		0		0		8.00		92.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		3		GARAGE RES - 100% - 2017								Heated Area: 840										HX Base Yr 2017						Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					158,368				
Interior Wall		07		NONE 100																												TOTAL MARKET OB/XF VALUE					8,184				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					207,698				
Air Condition		01		NONE 100																												TOTAL MARKET VALUE					374,250				
Heating Type		01		NONE 100																												SOH/AGL Deduction					203,530				
Bedrooms				0 100																												ASSESSED VALUE					170,720				
Bathrooms				0 100																												TOTAL EXEMPTION VALUE					50,722				
Frame		05		STEEL 100																												BASE TAXABLE VALUE					119,998				
Stories		1.		1. 100																												TOTAL JUST VALUE					374,250				
Units				0 100																												NCON VALUE					0				
Occupancy		00		NONE 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					311,161				