

WOODY LEON S & SHERRY J
97315 BLACKBEARDS WAY
YULEE, FL 32097

43-3N-28-509A-0016-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	25	MOD METAL 100								6500	11	1,500	71.9100	26.61	39,915	2021	2021	0	0	0	3.00	97.00																	
Roof Structure	10	STEEL FRME 100								3 GARAGE RES - 100% - 2020										Heated Area: 1500										HX Base Yr 2020									
Roof Cover	12	MODULAR MT 100								30 50 50 30 BAS 2021																													
Interior Wall	07	NONE 100																																					
Interior Floor	03	CONC FINSH 100																																					
Air Condition	01	NONE 100																																					
Heating Type	01	NONE 100																																					
Bedrooms		0 100																																					
Bathrooms		0 100																																					
Frame	05	STEEL 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		06 Quality Level 06																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA		04																											
NEIGHBORHOOD/LOC		4032.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,500	100	2021	1,500	38,718																																		
TOTALS		1,500			1,500	38,718																																	
EXTRA FEATURES										97315 BLACKBEARDS WAY, YULEE																													
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																						