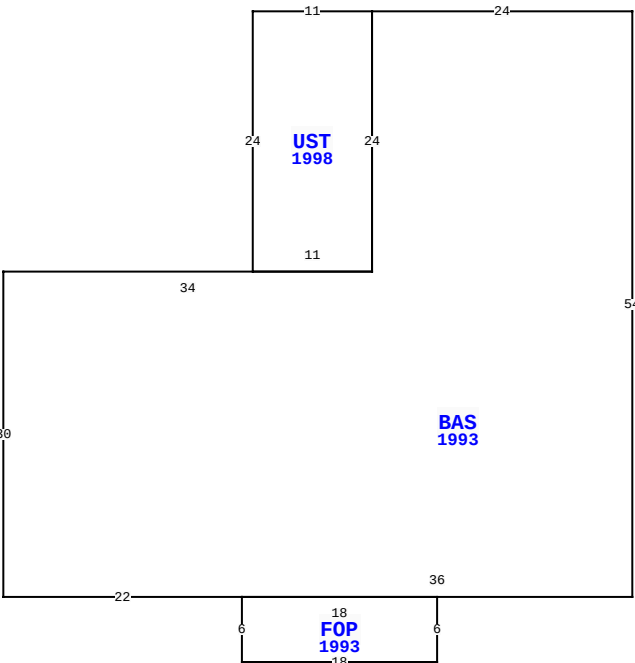


LUCIO NORMAN K & MARJORIE L/E/
97493 PIRATES POINT RD
YULEE, FL 32097

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

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	VALUATION SUMMARY																
Exterior Wall		15	CONC BLOCK 100		0900	01	2,467	87.5520	115.57	285,111	1971	1991		0	0	0	16.50	83.50	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2005														Heated Area: 2316										HX Base Yr					
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE					238,068										
Interior Wall		04	PLYWOOD 100																TOTAL MARKET OB/XF VALUE					4,878										
Interior Floo		14	CARPET 100																TOTAL LAND VALUE - MARKET					100,000										
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE					342,946										
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction					72,569										
Bedrooms			3 100																ASSESSED VALUE					270,377										
																			TOTAL EXEMPTION VALUE					13 270,377										
Bathrooms			2 100																BASE TAXABLE VALUE					0										
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE					342,946										
Stories		1.	1. 100																NCON VALUE					0										
Units			0 100		TOTALS														2,688					2,467					238,068					
BUD8 Adjustme		04	DIST 01 100																															
Occupancy		00	NONE 100																															
Quality		02	Quality Level 02																															
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	2,316	100	1993	2,316	223,496																													
FOP	108	30	1993	32	3,088																													
UST	264	45	1998	119	11,484																													
BLD DATE						XF DATE				LGL DATE				06/16/2023		MLU																		
INC DATE										LAND DATE																								
AG DATE										OB/XF MKT VALUE																								
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																			
3	0810	CONCRETE A	0 100	12	24	288.00	SF	6.50	6.50	100	1980	1980	3	30	562																			
4	0940	SHEDS/PORT	0 100	10	10	100.00	SF	20.10	20.10	100	1980	1980	3	20	402																			
5	0825	BRICK	0 100	6	6	36.00	SF	12.50	12.50	100	1998	1998	3	92	414																			
TOTAL OB/XF 4,878																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																	
REVIEW DATE 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS																																		