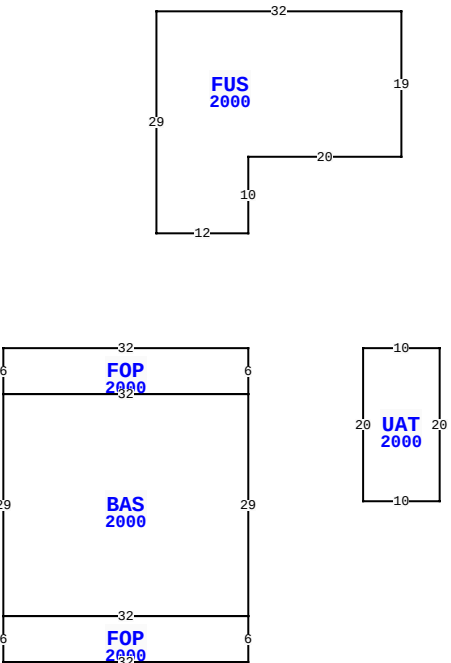


IN OR 928/1456

SOUTHWELL DWIGHT L & MARLA D

2025

43-3N-28-509C-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
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		05	AVERAGE 100		0900	01	1,792	111.2450	146.84	263,137	2000	2000	0	0	0	11.75	88.25	VALUATION BY		STANDARD																	
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2001													Heated Area: 1656										HX Base Yr 2001									
Roof Cover		03	COMP SHNGL 100																																		
Interior Wall		05	DRYWALL 100																																		
Interior Floor		11	CLAY TILE 70																																		
Interior Floor		14	CARPET 30																																		
Air Condition		03	CENTRAL 100																																		
Heating Type		04	AIR DUCTED 100																																		
Bedrooms			3 100																																		
Bathrooms			2.5 100																																		
Frame		02	WOOD FRAME 100																																		
Stories		2.	2. 100																																		
Units		0	0 100																																		
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	928	100	2000	928	120,257																																
FOP	192	30	2000	58	7,516																																
FOP	192	30	2000	58	7,516																																
FUS	728	100	2000	728	94,339																																
UAT	200	10	2000	20	2,592																																
TOTALS		2,240		1,792	232,218																																
EXTRA FEATURES					97441 PIRATES POINT RD, YULEE										BLD DATE				LGL DATE		06/16/2023		MLU														
															XF DATE				LAND DATE																		
															INC DATE				AG DATE																		
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	2000	2000	3	83	2,905																						
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	2001	2001	3	20	384																						