

MANNING MICHAEL JOSEPH JR & SUSAN
524 STILLWATER LN
YULEE, FL 32097

44-2N-27-1007-0044-0000

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		31	HARDIE BRD 100		0900	01	2,138	109.7600		309,753	2023	2023		0	0	0.00	100.00	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2025										Heated Area: 1802				HX Base Yr 2025						Tax Group: 4		Tax Dist:					
Roof Cover		03	COMP SHNGL 100		24 21 21 15 10 10 9 9 30 12 12 8 8 12 24 25 4 4 8 FGR 2024 FOP 2024 BAS 2024 FUS 2025 STR 2025 FOP 2024										BUILDING MARKET VALUE				309,753													
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE				4,743													
Interior Floo		13	LVT/LAMNT 100												TOTAL LAND VALUE - MARKET				60,000													
Interior Floo		01	NONE 0												TOTAL MARKET VALUE				374,496													
Air Condition		03	CENTRAL 100												SOH/AGL Deduction				0													
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE				374,496													
Bedrooms			3 100												TOTAL EXEMPTION VALUE				HX HB 50,722													
Bathrooms			2.5 100												BASE TAXABLE VALUE				323,774													
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE				374,496													
Stories		1.	1. 100												NCON VALUE				0													
Units			0 100		INCOME VALUE																											
					PREVIOUS YEAR MKT VALUE				410,781																							
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA				04																									
NEIGHBORHOOD/LOC		4097.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	870	100	2024	870	126,046																											
FGR	504	55	2024	277	40,132																											
FOP	90	30	2024	27	3,912																											
FOP	96	30	2024	29	4,202																											
FUS	932	100	2025	932	135,028																											
STR	28	10	2025	3	435																											
TOTALS		2,520			2,138	309,753											BLD DATE				LGL DATE		05/07/2025		MLU							
										XF DATE						LAND DATE																
										INC DATE						AG DATE																
EXTRA FEATURES					524 STILLWATER LN, 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															
1	0811	CONCRETE B	0	100	0	0	599.00	SF	5.20	5.20	100	2024	2023		100	3,115																
2	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2024	2023		99	1,331																
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297																
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