

ANGELINO COURTNEY A & JOHN M
96094 GREEN PINE ROAD
YULEE, FL 32097

44-3N-28-507R-0028-0000

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	30	VINYL 100		0900	01	1,825	103.3600	136.44	249,003	1998	2004	0	0	0	9.75	90.25	VALUATION BY		STANDARD										
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023													Heated Area: 1466				HX Base Yr 2023								
Roof Cover	03	COMP SHNGL 100																Tax Group: 4				Tax Dist:							
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE				224,725							
Interior Floor	14	CARPET 60																TOTAL MARKET OB/XF VALUE				10,095							
Interior Floor	13	LVT/LAMNT 40																TOTAL LAND VALUE - MARKET				124,100							
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE				358,920							
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction				7,936							
Bedrooms		3 100																ASSESSED VALUE				350,984							
Bathrooms		2 100																TOTAL EXEMPTION VALUE				HX HB 50,722							
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE				300,262							
Stories	1.	1. 100																TOTAL JUST VALUE				358,920							
Units	0	100		NCON VALUE				0																					
Occupancy	00	NONE 100		INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE				341,092																					