

MEANEY MARTIN JOSEPH/MEANEY MARTIN BRIAN
664 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0135-0000



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		31		HARDIE BRD 100		0900		01		1,865		125.5478		165.72		309,068		2023		2023		0		0		0		0.00		100.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2025						Heated Area: 1575										HX Base Yr 2025		Tax Group: 4					Tax Dist:								
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					309,068						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					5,820						
Interior Floor		13		LVT/LAMNT 70																										TOTAL LAND VALUE - MARKET					85,000						
Interior Floor		14		CARPET 30																										TOTAL MARKET VALUE					399,888						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					399,888						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,722						
Bathrooms				2 100																										BASE TAXABLE VALUE					349,166						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					399,888						
Stories		1.		1. 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					373,494						
Quality		06		Quality Level 06																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																															04						
NEIGHBORHOOD/LOC				4094.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,575		100		2024		1,575		261,009																															
FGR		420		55		2024		231		38,281																															
FOP		48		30		2024		14		2,320																															
FOP		150		30		2024		45		7,457																															