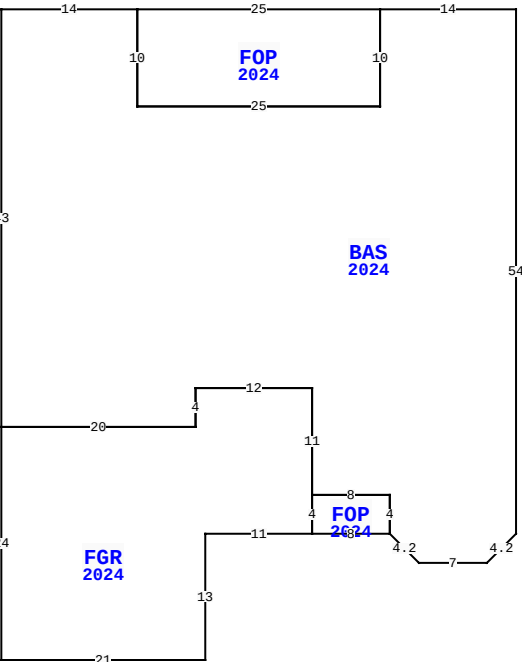


SABANAS-BYRNE SUZANNE T
206 COVETED PLACE
YULEE, FL 32097

50-3N-27-1004-0161-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD																					
Exterior Wall		31	HARDIE BRD 100		0900	01	2,665	122.5440	161.76	431,090	2023	2023	0	0	0.00	100.00	Tax Group: 4		Tax Dist:																				
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2024										Heated Area: 2210										HX Base Yr 2024														
Roof Cover		05	COMP SHNGL 100																	BUILDING MARKET VALUE										431,090									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										6,580									
Interior Floor		13	LVT/LAMNT 100																	TOTAL LAND VALUE - MARKET										85,000									
Interior Floor		01	NONE 0																	TOTAL MARKET VALUE										522,670									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										18,661									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										504,009									
Bedrooms			2 100																	TOTAL EXEMPTION VALUE										HX HB WX 55,722									
Bathrooms			2.5 100																	BASE TAXABLE VALUE										448,287									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										522,670									
Stories		1.	1. 100																	NCON VALUE										0									
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										489,805																								
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	2,210	100	2024	2,210	357,490																																		
FGR	673	55	2024	370	59,851																																		
FOP	32	30	2024	10	1,618																																		
FOP	250	30	2024	75	12,132																																		
TOTALS		3,165			2,665	431,090																																	
EXTRA FEATURES										206 COVETED PL, 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	0855	CONC PAVER	0 100	0	0	658.00	SF	10.00	10.00	100	2024	2023		100	6,580																								
																	</																						