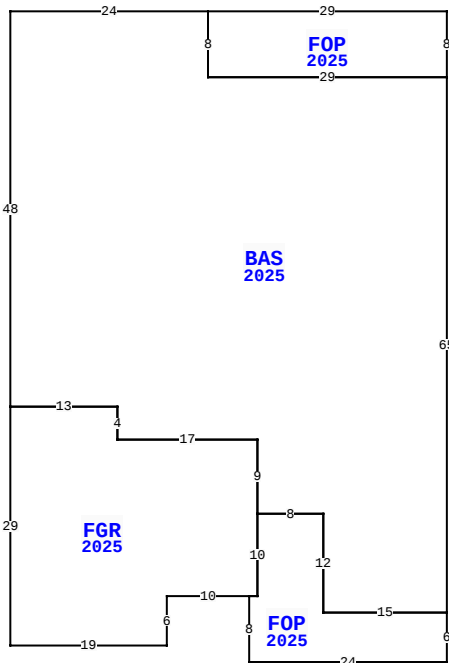


VOEGLIE CHRISTOPHER C & SHARON L
195 COVETED PLACE
YULEE, FL 32097

50-3N-27-1004-0169-0000

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	3,407	117.4380	155.02	528,153	2024	2024		0	0	0.00	100.00	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2025													Heated Area: 2859										HX Base Yr 2025									
Roof Cover		03	COMP SHNGL 100															Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										528,153									
Interior Floo		13	LVT/LAMNT 100															TOTAL MARKET OB/XF VALUE										10,400									
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET										85,000									
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE										623,553									
Bedrooms			3 100															SOH/AGL Deduction										328,238									
Bedrooms			3 100															ASSESSED VALUE										295,315									
Bedrooms			3 100															TOTAL EXEMPTION VALUE										HX HB DX 55,722									
Bedrooms			3 100															BASE TAXABLE VALUE										239,593									
Bedrooms			3 100															TOTAL JUST VALUE										623,553									
Frame		02	WOOD FRAME 100		NCON VALUE										538,553																						
Stories		1.	1. 100		INCOME VALUE																																
Units			0 100		PREVIOUS YEAR MKT VALUE										75,000																						
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	2,859	100	2025	2,859	443,202																																
FGR	736	55	2025	405	62,783																																
FOP	232	30	2025	70	10,851																																
FOP	242	30	2025	73	11,316																																
TOTALS		4,069			3,407	528,153																															
EXTRA FEATURES		195 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	1,040.00	SF	10.00	10.00	100	2025	2024		100	10,400																						
LAND DESCRIPTION		TOTAL OB/XF 10,400																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000134	C	RES POND	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																				
REVIEW DATE		05/01/2025		BY	KB	Total Acres: 0.00		Total Land Value: 85,000				Market: 0				Agricultural: 0				Common: 85,000				PRINTED 07/30/2025 BY SYS													