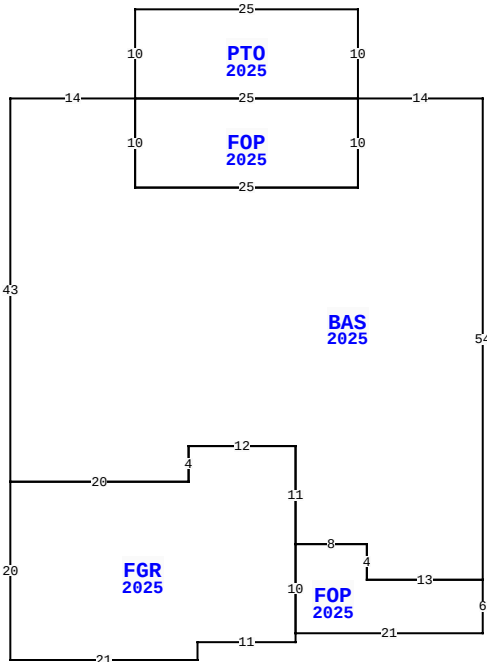


GENDE MARK V & TENA I
613 WITTY BANTER CT
YULEE, FL 32097

50-3N-27-1004-0207-0000

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	2,680	121.8816	160.88	431,158	2024	2024	0	0	0	0.00	100.00	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2025													Heated Area: 2180					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					431,158														
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					12,500														
Interior Floo		13	LVT/LAMNT 70															TOTAL LAND VALUE - MARKET					110,500														
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE					554,158														
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					0														
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					554,158														
Bedrooms			3 100															TOTAL EXEMPTION VALUE					0														
Bathrooms			2.5 100															BASE TAXABLE VALUE					554,158														
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					554,158														
Stories		1.	1. 100															NCON VALUE					443,658														
Units			0 100		INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE					97,500																											
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	2,180	100	2025	2,180	350,718																																
FGR	666	55	2025	366	58,882																																
FOP	158	30	2025	47	7,561																																
FOP	250	30	2025	75	12,066																																
PTO	250	5	2025	12	1,931																																
TOTALS		3,504			2,680	431,158																															
EXTRA FEATURES						613 WITTY BANTER CT, YULEE												BLD DATE				LGL DATE		06/12/2023		MLU											
						</																															