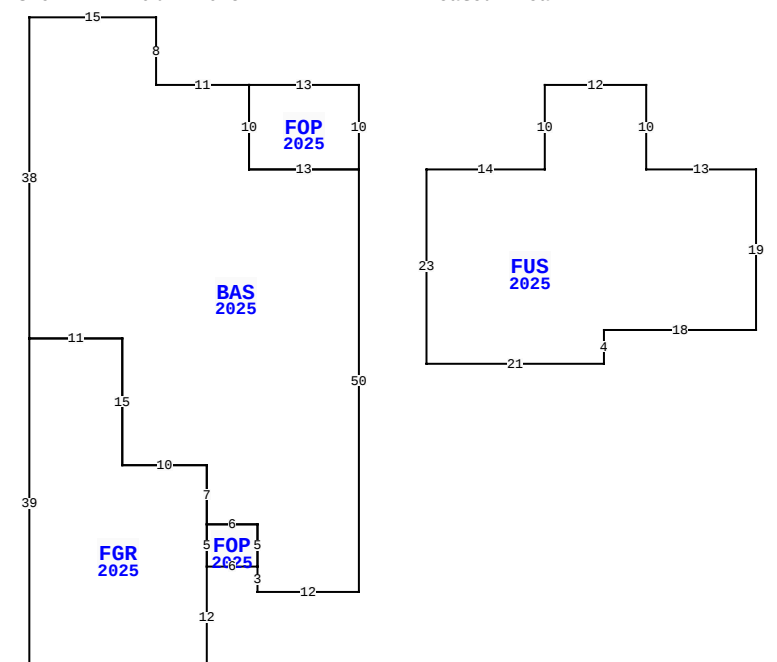


MCCARTER JAMES BRIAN & KELLEY DUFFIELD
394 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0231-0000

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	3,163	116.3800	153.62	485,900	2024	2024	0	0	0	0.00	100.00	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100				1 SNGL FAM - 0% - 2025										Heated Area: 2747										HX Base Yr										STANDARD									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE										485,900																			
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE										9,395																			
Interior Floo	13	LVT/LAMNT 100														TOTAL LAND VALUE - MARKET										85,000																			
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										580,295																			
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										0																			
Bedrooms		3 100														ASSESSED VALUE										580,295																			
Bathrooms		3 100														TOTAL EXEMPTION VALUE										0																			
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										580,295																			
Stories	1.5	1.5 100														TOTAL JUST VALUE										580,295																			
Units		0 100														NCON VALUE										495,295																			
						INCOME VALUE																																							
						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	1,802	100	2025	1,802	276,823																																								
FGR	669	55	2025	368	56,532																																								
FOP	30	30	2025	9	1,383																																								
FOP	130	30	2025	39	5,991																																								
FUS	945	100	2025	945	145,171																																								
TOTALS		3,576			3,163	485,900																																							
EXTRA FEATURES						394 CONTINUUM LOOP, 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	0810	CONCRETE A	0	0	0	550.00	SF	6.50	6.50	100	2025	2024		100	3,575																														
2	0462	ST/AL FNC	0	0	0	552.00	SF	10.00	10.00	100	2025	2024		100	5,520																														
3	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300																														
LAND DESCRIPTION						TOTAL OB/XF										9,395																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	000135	C	RES NATURAL	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																												
																				</																									