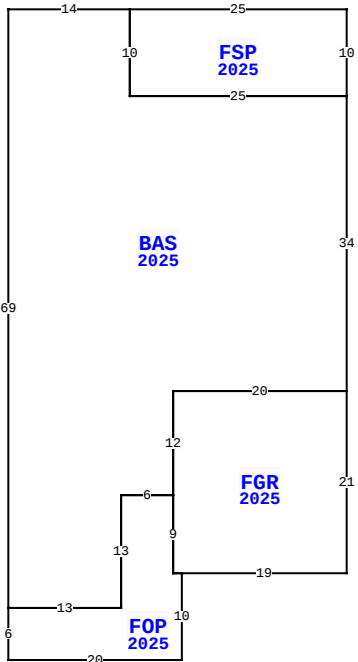


KING SAMANTHA L & CLETIS RAY JR
434 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0236-0000

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	2,255	123.9700	163.64	369,008	2024	2024	0	0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2025													Heated Area: 1863					HX Base Yr						
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					369,008				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					7,200				
Interior Floor		13	LVT/LAMNT 100																	TOTAL LAND VALUE - MARKET					85,000				
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					461,208				
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					0				
Bedrooms			2 100																	ASSESSED VALUE					461,208				
Bathrooms			2 100																	TOTAL EXEMPTION VALUE					13				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					0				
Stories		1.	1. 100																	TOTAL JUST VALUE					461,208				
Units			0 100																	NCON VALUE					376,208				
Quality		06	Quality Level 06		INCOME VALUE																								
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE					75,000																			
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	1,863	100	2025	1,863	304,861																								
FGR	420	55	2025	231	37,801																								
FOP	202	30	2025	61	9,982																								
FSP	250	40	2025	100	16,364																								
TOTALS		2,735		2,255	369,008																								
EXTRA FEATURES					434 CONTINUUM LOOP, YULEE										BLD DATE				LGL DATE		05/13/2025		MLU						
					XF DATE				LAND DATE				AG DATE																
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	720.00	SF	10.00	10.00	100	2025	2024	100		7,200														
																	BUILDING DIMENSIONS												
																	BAS=[YR=2025;ORIG=30,-2] E14 S10 E25 S34 W20 S12 W6 S13 W13 N69 \$												
																	FGR=[YR=2025;ORIG=69,42] W20 S12 S9 E1 E19 N21 \$												
																	FSP=[YR=2025;ORIG=69,-2] W25 S10 E25 N10 \$												
																	FOP=[YR=2025;ORIG=49,54] W6 S13 W13 S6 E20 N10 W1 N9 \$												