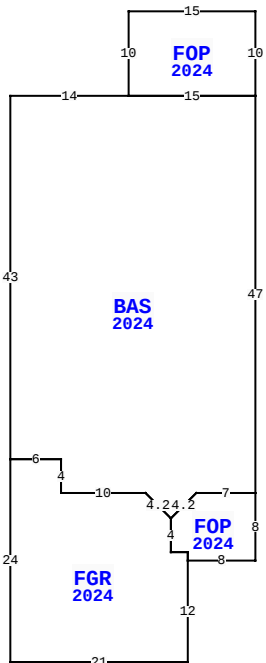


LENHART FREDERICK E & BEVERLY ANN
573 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0280-0000

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	1,649	131.8452	174.04	286,992	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2024													Heated Area: 1348										HX Base Yr 2024											
Roof Cover		03	COMP SHNGL 100																	Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE										286,992									
Interior Floo		13	LVT/LAMNT 70																	TOTAL MARKET OB/XF VALUE										3,141									
Interior Floo		03	CARPET 30																	TOTAL LAND VALUE - MARKET										85,000									
Air Condition		14	CENTRAL 100																	TOTAL MARKET VALUE										375,133									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										15,073									
Bedrooms			2 100																	ASSESSED VALUE										360,060									
Bathrooms			2 100																	TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										309,338									
Stories		1.	1. 100																	TOTAL JUST VALUE										375,133									
Units			0 100		NCON VALUE										0																								
					INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										349,913																								
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	1,348	100	2024	1,348	234,606																																		
FGR	426	55	2024	234	40,725																																		
FOP	74	30	2024	22	3,829																																		
FOP	150	30	2024	45	7,832																																		
TOTALS		1,998			1,649	286,992	573 CONTINUUM LOOP, YULEE																			BLD DATE		LGL DATE		05/13/2025		MLU							
EXTRA FEATURES																																							
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	0811	CONCRETE B	0 100	0	0	604.00	SF	5.20	5.20	100	2024	2023		100	3,141																								
LAND DESCRIPTION		TOTAL OB/XF 3,141																																					
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	000100	C	RES	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															