

KIROUAC ROGER LEWIS & DARYLL NESBITT
245 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0324-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
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		2,284		136.3670		180.00		411,120		2024		2024		0		0		0.00		100.00		VALUATION BY					STANDARD					
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM		- 0% - 2025						Heated Area: 1863														Tax Group: 4					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					411,120					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					6,450					
Interior Floor		11		CLAY TILE 100																										TOTAL LAND VALUE - MARKET					85,000					
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE					502,570					
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					0					
Bedrooms				2 100																										ASSESSED VALUE					502,570					
Bathrooms				2 100																										TOTAL EXEMPTION VALUE					0					
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					502,570					
Stories		1.		1. 100																										TOTAL JUST VALUE					502,570					
Units				0 100																										NCON VALUE					417,570					
																														INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					75,000					
Quality		06		Quality Level 06																																				
DOR CODE		0100		SINGLE FAMILY																																				
MAP NUM				MKT AREA																																				
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		335,340																														
FGR		500		55		2025		275		49,500																														
FOP		238		30		2025		71		12,780																														
FOP		250		30		2025		75		13,500																														
TOTALS		2,851						2,284		411,120																														
EXTRA FEATURES																																								