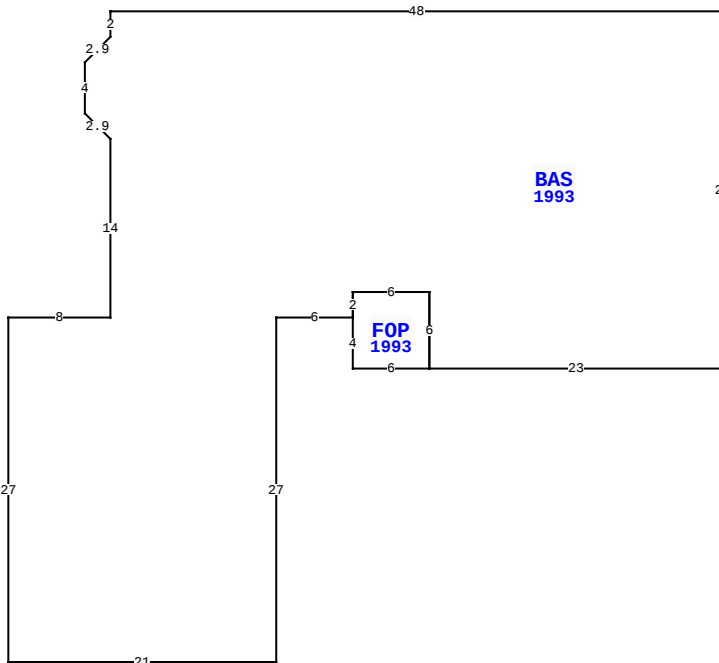


FLETCHER CURTIS DWAYNE & AMANDA NICOLE
86361 GOODBREAD ROAD
YULEE, FL 32097

50-3N-27-4720-0091-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	EFF.	NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0100	01	1,822	105.0000	105.00	191,310	1989	1993	0	0	0	15.00	85.00																	
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2002										Heated Area: 1811										HX Base Yr 2002									
Roof Cover	05	COMP SHNGL 100																																					
Interior Wall	03	DRYWALL 100																																					
Interior Floor	14	CARPET 80																																					
Interior Floor	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																		04																		
NEIGHBORHOOD/LOC		4053.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,811	100	1993	1,811	161,632																																		
FOP	36	30	1993	11	982																																		
TOTALS		1,847			1,822	162,614																																	
EXTRA FEATURES							86361 GOODBREAD RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240																							
2	0810	CONCRETE A	0	100	54	3	162.00	SF	6.50	6.50	100	1989	1989	3	54.5	574																							
3	1242	WD DECK A	0	100	0	0	417.00	SF	10.00	10.00	100	1989	1989	3	20	834																							
4	0680	POLE SHED	0	100	10	3	30.00	SF	10.00	10.00	100	2000	2000	3	27	81																							
5	1242	WD DECK A	0	100	0	0	566.00	SF	10.00	10.00	100	2000	2000	3	20	1,132																							
6	0810	CONCRETE A	0	100	0	0	736.00	SF	6.50	6.50	100	2010	2010	3	90	4,306																							
7	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2022	2022	3	93	3,348																							
LAND DESCRIPTION																		TOTAL OB/XF 12,515																					
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000																						
REVIEW DATE 01/30/2023 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																							