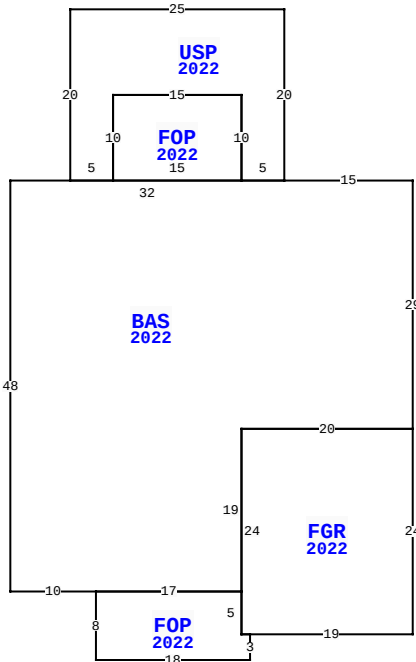


**DEL CIELO ALPHONSE & MARIA L/E/
96538 GRANITE TRAIL
YULEE, FL 32097**

50-3N-28-0305-0040-0000

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	0100	01	2,332	130.4380	130.44	304,186	2022	2022	0	0	0	0.50	99.50	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023										Heated Area: 1876					HX Base Yr 2023					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										302,665									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										10,271									
Interior Floor	11	CLAY TILE 100											TOTAL LAND VALUE - MARKET										75,000									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										387,936									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										48,764									
Bedrooms		3 100											ASSESSED VALUE										339,172									
Bathrooms		2 100											TOTAL EXEMPTION VALUE										HX HB					50,722				
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										288,450									
Stories	1.	1. 100											TOTAL JUST VALUE										387,936									
Units		0 100											NCON VALUE										0									
Occupancy	00	NONE 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										374,357																			