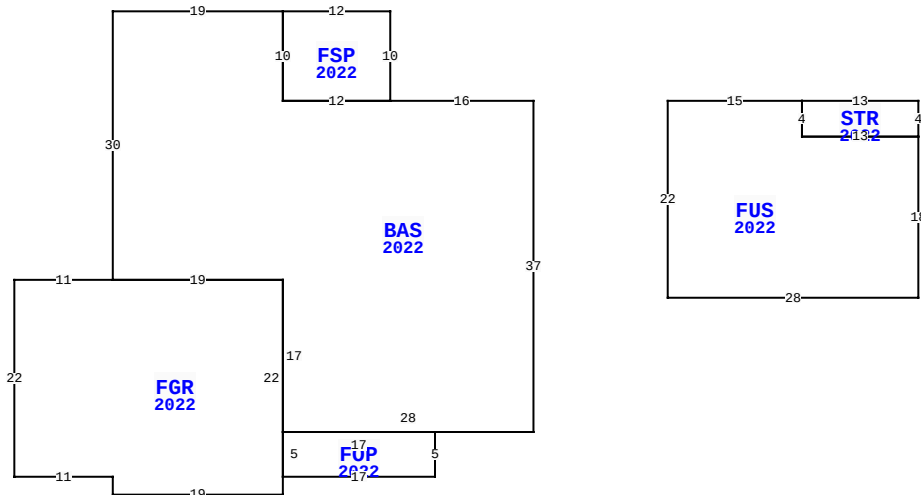


TRAN NHUT DONG/LU NGOC DUNG
96762 QUARTZ LANE
YULEE, FL 32097

50-3N-28-0305-0053-0000

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	2,633	117.4272	117.43	309,193	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: 2170						HX Base Yr 2023							
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	13	LVT/LAMNT 60																													
Interior Floor	14	CARPET 40																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		4 100																													
Bathrooms		3 100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 100																													
Units	0	0 100																													
Occupancy	00	NONE 100																													
Quality		05	Quality Level 05																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA															04													
NEIGHBORHOOD/LOC		4031.100																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,606	100	2022	1,606	187,650																										
FGR	698	55	2022	384	44,868																										
FOP	85	30	2022	26	3,038																										
FSP	120	40	2022	48	5,609																										
FUS	564	100	2022	564	65,900																										
STR	52	10	2022	5	584																										
TOTALS		3,125			2,633	307,647																									
EXTRA FEATURES						96762 QUARTZ LN, YULEE												BLD DATE		04/05/2023		NW		LGL DATE				04/09/2024		MLU	
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	567.00	SF	5.20	5.20	100	2022	2022	3	99	2,919																
2	0810	CONCRETE A	0 100	0	0	63.00	SF	6.50	6.50	100	2022	2022	3	99	405																
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2022	2022	3	99	103																
																		</													