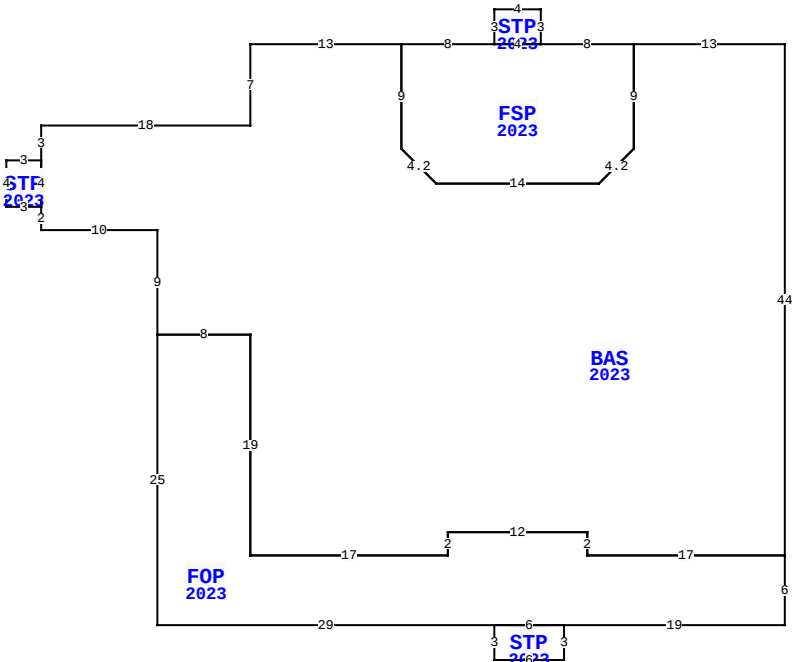


MULNIX JOSEPH & RACHAEL
96031 REILLY CT
YULEE, FL 32097

2025

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		0500	01	2,249	100.9400	159.49	358,693	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2024												Heated Area: 2003				HX Base Yr 2024								
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		03	CONC FINSH 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				04																						
NEIGHBORHOOD/LOC		4030.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,003	100	2023	2,003	319,458																								
FOP	500	30	2023	150	23,924																								
FSP	231	40	2023	92	14,673																								
STP	12	10	2023	1	159																								
STP	12	10	2023	1	159																								
STP	18	10	2023	2	319																								
TOTALS		2,776			2,249	358,693																							
EXTRA FEATURES						96031 REILLY CT, YULEE																							
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
04/14/2025																													
MLU																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2023;ORIG=110,10] W13 S9 D3L3 W14 U3L3 N9 W13 S7 W18 S3 S4 S2 E10 S9 E8 S19 E17 N2 E12 S2 E17 N44 \$																													
FOP=[YR=2023;ORIG=110,60] N6 W17 N2 W12 S2 W17 N19 W8 S25 E29 E6 E19 \$																													
FSP=[YR=2023;ORIG=77,10] E8 E4 E8 S9 D3L3 W14 U3L3 N9 \$																													
STP=[YR=2023;ORIG=85,7] E4 S3 W4 N3 \$																													
STP=[YR=2023;ORIG=43,20] E3 S4 W3 N4 \$																													
STP=[YR=2023;ORIG=91,63] N3 W6 S3 E6 \$																													
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