

PETERSON NICHOLAS D
86295 HARRY GREEN RD
YULEE, FL 32097

52-3N-27-4890-0020-0000

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		05	AVERAGE 100		0100	01	1,524	103.0200	103.02	157,002	1972	1972	0	0	0	20.25	79.75	VALUATION BY		STANDARD															
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2025													Heated Area: 1404 HX Base Yr																	
Roof Cover		12	MODULAR MT 100		FOP 1993 BAS 1993 FOP 1993 FUS 1993													BUILDING MARKET VALUE										136,588							
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										3,995							
Interior Floor		08	SHT VINYL 50															TOTAL LAND VALUE - MARKET										93,500							
Interior Floor		14	CARPET 50															TOTAL MARKET VALUE										234,083							
Air Condition		01	NONE 100															SOH/AGL Deduction										0							
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE										234,083							
Bedrooms			2 100															TOTAL EXEMPTION VALUE										0							
Bathrooms			2 100															BASE TAXABLE VALUE										234,083							
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										234,083							
Stories		2.	2. 100															NCON VALUE										0							
Units			0 100		INCOME VALUE																														
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE										221,948																				
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	864	100	1993	864	70,985																														
FOP	114	30	1993	34	2,794																														
FOP	288	30	1993	86	7,066																														
FUS	540	100	1993	540	44,366																														
TOTALS		1,806			1,524	125,209	86295 HARRY GREEN RD, YULEE																												
EXTRA FEATURES						BLD DATE																													
						XF DATE																													
						INC DATE																													
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	0940	SHEDS/PORT	0	0	16	20		320.00	SF	20.10		20.10	100	1987	1987	3	20	1,286																	
2	0680	POLE SHED	0	0	8	16		128.00	SF	10.00		10.00	100	1987	1987	3	20	256																	
3	0940	SHEDS/PORT	0	0	8	16		128.00	SF	30.00		30.00	100	2005	2005	3	22	845																	
4	0810	CONCRETE A	0	0	0	0		208.00	SF	6.50		6.50	100	1978	1978	3	28	379																	
5	0479	VF PICKET	0	0	0	0		192.00	LF	10.00		10.00	100	2005	2005	3	64	1,229																	
LAND DESCRIPTION						TOTAL OB/XF														3,995															
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	0		RM	0.00	0.00	1.10	AC		1.00	1.00	1.00	85,000.00	85,000.00	93,500																		

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