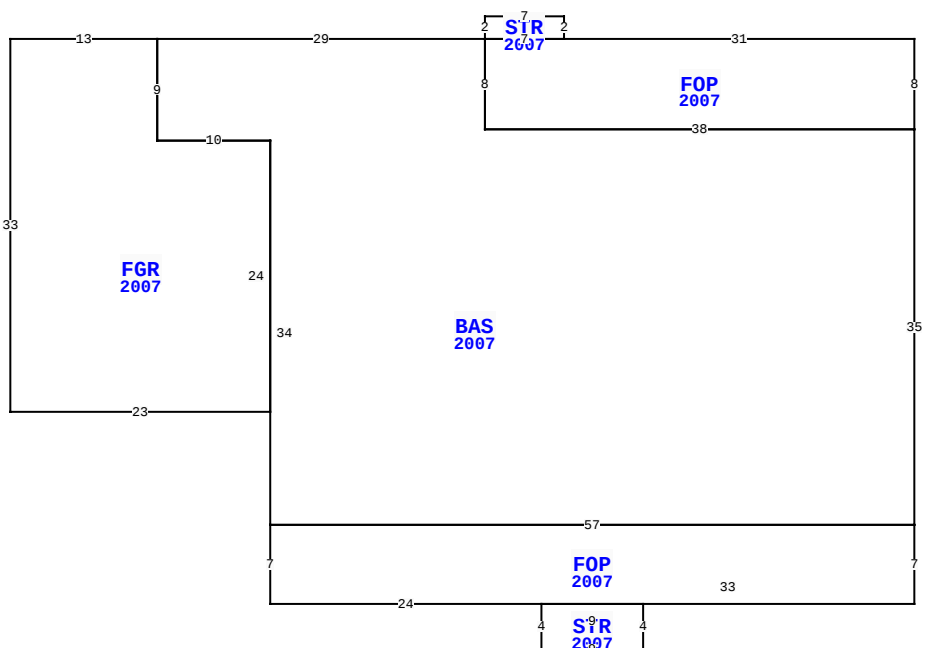


CARROLL OLLIE M JR & RACHEL
86170 WELDON AVE
YULEE, FL 32097

52-3N-27-4890-0042-0030

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		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	20	FACE BRICK 100	0100	01	2,821	121.9920	121.99	344,134	2007	2007	0	0	12.75	87.25	Tax Group: 4	Tax Dist:													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2025										Heated Area: 2237					HX Base Yr 2025											
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					300,257											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					31,391											
Interior Floor	12	HARDWOOD 70											TOTAL LAND VALUE - MARKET					85,000											
Interior Floor	14	CARPET 30											TOTAL MARKET VALUE					416,648											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					416,648											
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB 50,722											
Bathrooms		2 100											BASE TAXABLE VALUE					365,926											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					416,648											
Stories	1.	1. 100											NCON VALUE					0											
Units	00	0 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					400,440																					
										CRPT (20X21) ATTACHED TO GR/UT (20X25)																			