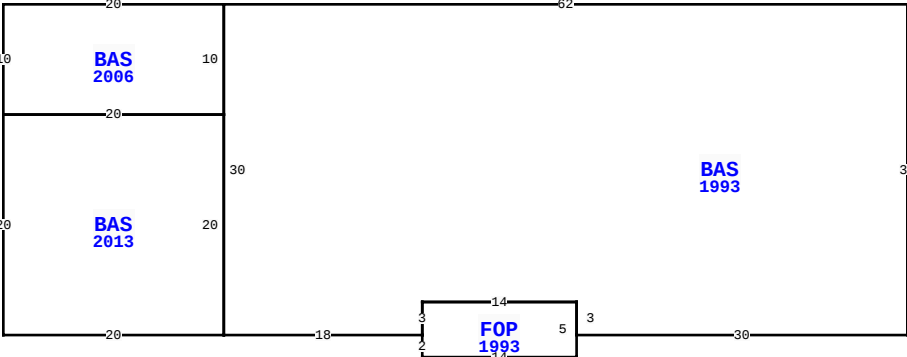


SHAVER ROBERT W & THRESA A
10734 ELLA AVENUE
BRYCEVILLE, FL 32009

08-1S-23-0000-0004-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	12	CEDAR 50								0100	01	2,439	129.0415	135.49	330,460	1978	1980	0	0	27.50	72.50	VALUATION BY								STANDARD													
Exterior Wall	19	COMMON BRK 50								1 SINGLE FAM 100% - 0										Heated Area: 2418										HX Base Yr 1978										Tax Group: 6		Tax Dist:	
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										244,219													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										54,567													
Interior Wall	04	PLYWOOD 60																		TOTAL LAND VALUE - MARKET										94,180													
Interior Wall	05	DRYWALL 40																		TOTAL MARKET VALUE										392,966													
Interior Floo	14	CARPET 80																		SOH/AGL Deduction										218,423													
Interior Floo	08	SHT VINYL 20																		ASSESSED VALUE										174,543													
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE										HX HB 51,411													
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE										123,132													
Bedrooms	03	3 100																		TOTAL JUST VALUE										392,966													
Bathrooms		2 100																		NCON VALUE										0													
Frame	02	WOOD FRAME 100								INCOME VALUE																																	
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										358,925																							
Units		0 100																																									
BUD8 Adjustme	06	DIST 1D 100																																									
Occupancy	00	NONE 100																																									
Quality	06	Quality Level 06																																									
DOR CODE	0100	SINGLE FAMILY																																									
MAP NUM		MKT AREA								09																																	
NEIGHBORHOOD/LOC	9001.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,818	100	1993	1,818	178,583																																						
BAS	200	100	2006	200	19,646																																						
BAS	400	100	2013	400	39,292																																						
FOP	70	30	1993	21	2,063																																						
TOTALS	2,488			2,439	239,584																																						
EXTRA FEATURES					10734 ELLA AVE, BRYCEVILLE										BLD DATE					LGL DATE					05/12/2026					MLU													
															XF DATE					LAND DATE																							
															INC DATE					AG 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330																												
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500																												
4	0940	SHEDS/PORT	0 100	7	8	56.00	SF	21.30	21.30	100	1989	1989	3	20	239																												
5	0510	GARAGE WD-	0 100	24	42	1,008.00	SF	35.00	35.00	100	1988	1988	3	20	7,056																												
6	0751	UOP	0 100	8	24	192.00	SF	10.00	10.00	100	1988	1988	3	20	384																												
7	0510	GARAGE WD-	0 100	42	8	336.00	SF	35.00	35.00	100	2000	2000	3	26	3,058																												
LAND DESCRIPTION										TOTAL OB/XF										54,567																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0007	OR	0.00	0.00	2.77	AC		1.00	1.00	1.00	34,000.00	34,000.00	94,180																										

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