

KRAUSE VERNON LEWIS
75146 NASSAU STATION WAY
YULEE, FL 32097

08-2N-27-0215-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										STANDARD																											
Exterior Wall		31		HARDIE BRD 100		0100		01		2,784		111.8400		EFF. BASE RATE		117.43		REPL. COST NEW		326,925		2021		EYB		2021		ECON		FNCT		0		NORM		1.50		98.50		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD	
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2022		Heated Area: 2489		HX Base Yr																												322,021			
Roof Cover		03		COMP SHNGL 100																																						0					
Interior Wall		05		DRYWALL 100																																				50,000							
Interior Floo		11		CLAY TILE 50																																				372,021							
Interior Floo		14		CARPET 50																																				13,539							
Air Condition		03		CENTRAL 100																																				358,482							
Heating Type		04		AIR DUCTED 100																																				358,482							
Bedrooms				5 100																																				0							
Bathrooms				3 100																																				372,021							
Frame		02		WOOD FRAME 100																																				0							
Stories		2.		2. 100																																											
Units		00		NONE 100																																											
Occupancy		00		NONE 100																																											
Quality		03		Quality Level 03																																											
DOR CODE		0100		SINGLE FAMILY																																											
MAP NUM				MKT AREA																																				04							
NEIGHBORHOOD/LOC		4093.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS		1,053		100		2021		1,053		121,799																																					
FGR		420		55		2021		231		26,719																																					
FOP		182		30		2021		55		6,362																																					
FUS		1,436		100		2021		1,436		166,100																																					
PTO		70		5		2021		4		463																																					
STR		52		10		2021		5		578																																					
TOTALS		3,213						2,784		322,021																																					
EXTRA FEATURES										75146 NASSAU STATION WAY, YULEE										BLD DATE 03/29/2022 NW LGL DATE 04/09/2026 MLU																											
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