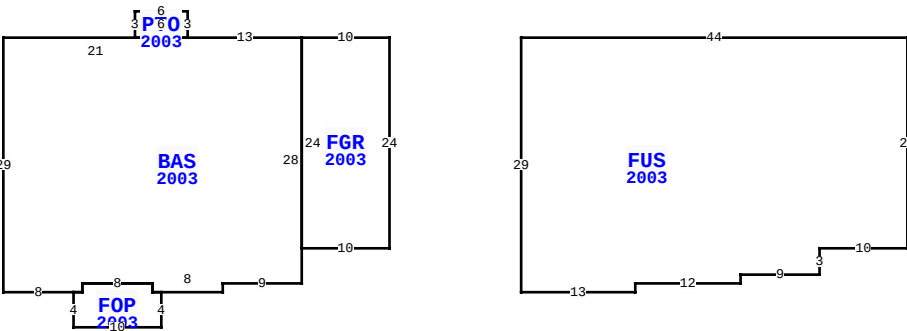


NICHOLSON STEVEN MARK
86120 AUGUSTUS AVENUE
YULEE, FL 32097

09-2N-27-0230-0019-0000

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 70		0100	01	2,312	110.0001	115.50	267,036	2003	2003		0		0	10.83	89.17	VALUATION BY		STANDARD													
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM 100% - 2023										Heated Area: 2165										HX Base Yr 2023									
Roof Structure		03	GABLE/HIP 100												BUILDING MARKET VALUE										238,116									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										0									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										55,000									
Interior Floor		14	CARPET 80												TOTAL MARKET VALUE										293,116									
Interior Floor		08	SHT VINYL 20												SOH/AGL Deduction										9,262									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										283,854									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 51,411									
Bedrooms		3	100												BASE TAXABLE VALUE										232,443									
Bathrooms		2.5	100												TOTAL JUST VALUE										293,116									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		2.	100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE										280,646																			
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4050.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	969	100	2003	969	99,799																													
FGR	240	55	2003	132	13,595																													
FOP	48	30	2003	14	1,442																													
FUS	1,196	100	2003	1,196	123,178																													
PTO	18	5	2003	1	103																													
TOTALS		2,471			2,312	238,116																												
EXTRA FEATURES					86120 AUGUSTUS AVE, YULEE										BLD DATE		03/20/2023		NW		LGL DATE				03/30/2026		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																			
							</																											