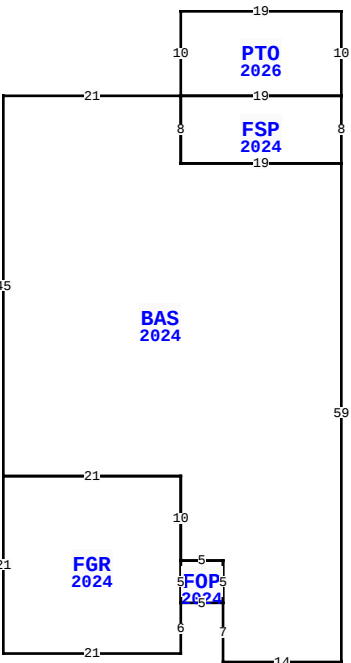


SPIRO ALAN
75837 PONDSIDE LN
YULEE, FL 32097

10-2N-26-2010-0431-0000

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		31	HARDIE BRD 100		0100	01	2,328	113.1900	118.85	276,683	2024	2024		0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2025										Heated Area: 2006				HX Base Yr 2025						Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE		276,683							
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		3,990							
Interior Floo		11	CLAY TILE 50																						TOTAL LAND VALUE - MARKET		67,000							
Interior Floo		14	CARPET 50																						TOTAL MARKET VALUE		347,673							
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction		164,113							
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE		183,560																	
Bedrooms			4 100												TOTAL EXEMPTION VALUE		HX HB VX		56,411															
Bathrooms			2.5 100												BASE TAXABLE VALUE		127,149																	
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE		347,673																	
Stories		1.	1. 100												NCON VALUE		5,179																	
Units			0 100												INCOME VALUE																			
															PREVIOUS YEAR MKT VALUE		301,967																	
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA														05																	
NEIGHBORHOOD/LOC		5020.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,006	100	2024	2,006	238,413																													
FGR	441	55	2024	243	28,881																													
FOP	25	30	2024	8	951																													
FSP	152	40	2024	61	7,250																													
PTO	190	5	2026	10	1,189																													
TOTALS		2,814		2,328	276,683																													
EXTRA FEATURES					75837 PONDSIDE LN, YULEE										BLD DATE				LGL DATE		04/10/2026		MLU											
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																			
2	0912	SCRN RM G	0 100	19 10	190.00	SF	21.00	21.00	100	2026	2025	03	100	3,990																				
LAND DESCRIPTION					TOTAL OB/XF 3,990																													
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	000135	C	RES NATURAL	100	0003	PUD			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000																	