

MOSS WHITNEY CHANTEL-LYNN
75299 PLUMBAGO TRC
YULEE, FL 32097

10-2N-26-2010-0648-0000

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	31	0100	01	2,133	107.8000	113.19	241,434	2023	2023	0	0	0	0.50	99.50	Tax Group: 4					Tax Dist:									
Roof Structure	03	1 SINGLE FAM 0% - 2024													Heated Area: 1816					HX Base Yr									
Roof Cover	05	1916 1414 FOP2024 5059 2115 FGR2024 6-06 2024 10													BUILDING MARKET VALUE					240,227									
Interior Wall	05														TOTAL MARKET OB/XF VALUE					0									
Interior Floor	13														TOTAL LAND VALUE - MARKET					67,000									
Interior Floor	14														TOTAL MARKET VALUE					307,227									
Air Condition	03														SOH/AGL Deduction					0									
Heating Type	04														ASSESSED VALUE					307,227									
Bedrooms															TOTAL EXEMPTION VALUE					0									
Bathrooms															BASE TAXABLE VALUE					307,227									
Frame	02														TOTAL JUST VALUE					307,227									
Stories	1.														NCON VALUE					0									
Units		INCOME VALUE																											
		PREVIOUS YEAR MKT VALUE					309,694																						