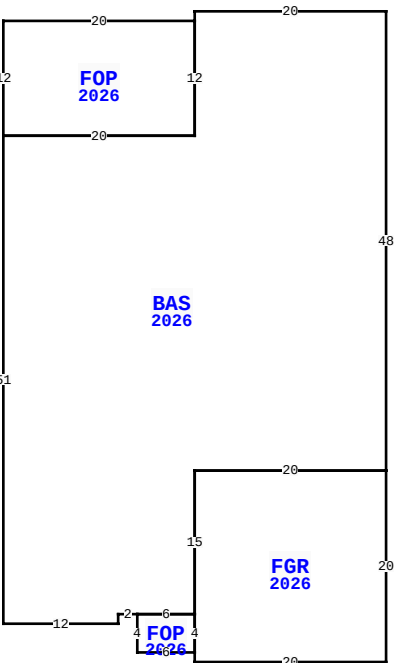


MCCOWN CHRISTINE ELAINE
75537 BANYAN WAY
YULEE, FL 32097

10-2N-26-2011-0017-0000

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	2,271	114.7580		273,656	2025	2025		0		0	0.00	100.00	VALUATION BY																				
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2026										Heated Area: 1972					HX Base Yr 2026					Tax Dist: STANDARD														
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE														
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE														
Interior Floo		11	CLAY TILE 70																						TOTAL LAND VALUE - MARKET														
Interior Floo		14	CARPET 30																						TOTAL MARKET VALUE														
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction														
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE														
Bedrooms			3 100																						TOTAL EXEMPTION VALUE														
Bathrooms			2 100																						BASE TAXABLE VALUE														
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE														
Stories		1.	1. 100																						NCON VALUE														
Units			0 100												INCOME VALUE																								
															PREVIOUS YEAR MKT VALUE																								
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	1,972	100	2026	1,972	237,626																																		
FGR	400	55	2026	220	26,510																																		
FOP	24	30	2026	7	844																																		
FOP	240	30	2026	72	8,676																																		
TOTALS		2,636			2,271	273,656																																	
EXTRA FEATURES					75537 BANYAN WAY, YULEE										BLD DATE				LGL DATE		04/10/2026		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																								
LAND DESCRIPTION																									TOTAL OB/XF										0				
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	000134	C	RES POND	100	0003	PUD			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000																						
										</																													