

DAVIS JASON & CHARLOTTE
78683 GOLDFINCH LANE
YULEE, FL 32097

12-2N-26-1603-0039-0000

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	10	ABOVE AVG 100					0100	01	3,096	121.9460	128.04	396,412	2018	2018		0	0	3.00	97.00	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100					1 SINGLE FAM 100% - 2019 Heated Area: 2786 HX Base Yr 2019												Tax Group: 4 Tax Dist:										
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE 384,520										
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE 59,544										
Interior Floo	11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET 65,000										
Interior Floo	14	CARPET 50																	TOTAL MARKET VALUE 509,064										
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction 216,682										
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE 292,382										
Bedrooms		6 100																	TOTAL EXEMPTION VALUE HX HB 51,411										
Bathrooms		4 100																	BASE TAXABLE VALUE 240,971										
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE 509,064										
Stories	2.	2. 100																	NCON VALUE 0										
Units	00	0 100																	INCOME VALUE										
Occupancy	00	NONE 100																	PREVIOUS YEAR MKT VALUE 447,369										