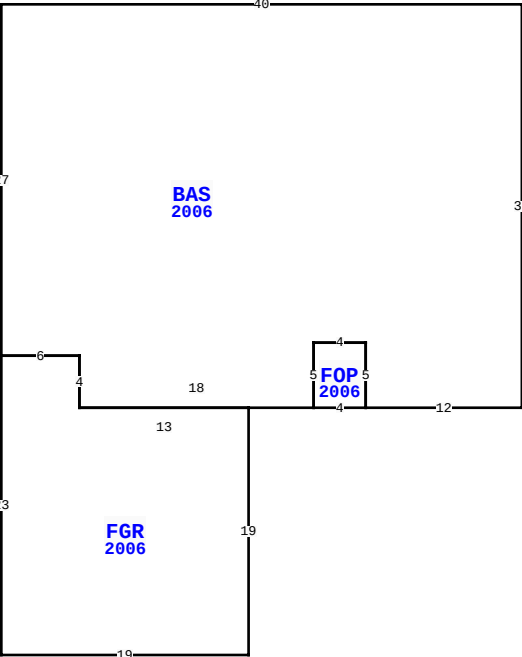


LUCIO-SIMMONS SAMANTHA
96116 STONEY GLEN CT
YULEE, FL 32097

37-3N-28-0740-0216-0000

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																									
Exterior Wall	05	AVERAGE 90								0100	01	1,414	116.6880	122.52	173,243	2006	2006	0	0	0	9.28	90.72	VALUATION BY																								
Exterior Wall	21	STONE 10								1 SINGLE FAM 100% - 2022										Heated Area: 1196										HX Base Yr 2022										STANDARD							
Roof Structur	03	GABLE/HIP 100																												Tax Group: 4								Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE								157,166																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE								0																			
Interior Floo	14	CARPET 70																		TOTAL LAND VALUE - MARKET								65,000																			
Interior Floo	08	SHT VINYL 30																		TOTAL MARKET VALUE								222,166																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction								15,051																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE								207,115																			
Bedrooms		3 100																		TOTAL EXEMPTION VALUE								HX HB 51,411																			
Bathrooms		2 100																		BASE TAXABLE VALUE								155,704																			
Frame Stories Units	02	WOOD FRAME 100																		TOTAL JUST VALUE								222,166																			
Occupancy	00	NONE 100								NCON VALUE								0																													
Quality		03	Quality Level 03								INCOME VALUE								PREVIOUS YEAR MKT VALUE								230,760																				
DOR CODE		0100	SINGLE FAMILY																																												
MAP NUM			MKT AREA								04																																				
NEIGHBORHOOD/LOC		4038.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,196	100	2006	1,196	132,936																																										
FGR	385	55	2006	212	23,564																																										
FOP	20	30	2006	6	667																																										
TOTALS		1,601			1,414	157,166	96116 STONEY GLEN CT, YULEE										BLD DATE						LGL DATE		05/13/2025 MLU																						
EXTRA FEATURES												XF DATE						LAND 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																																