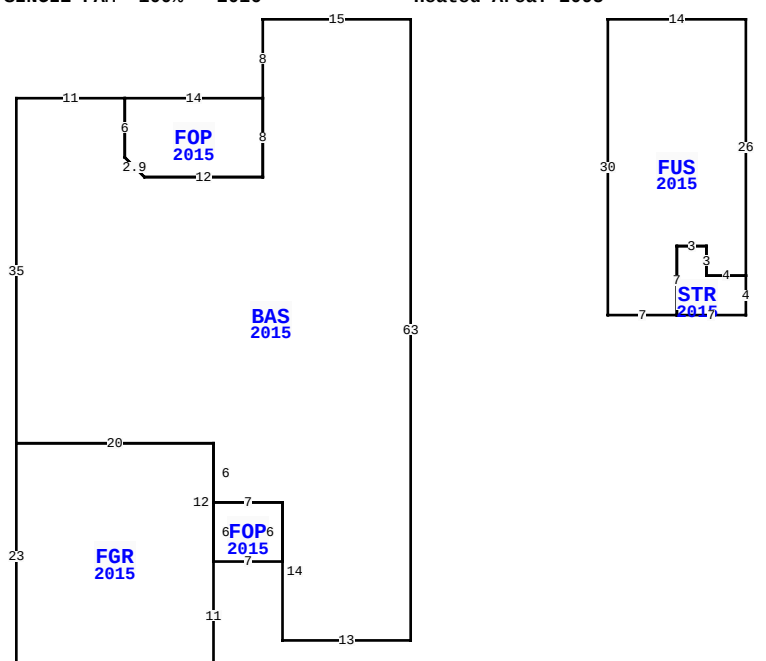


PICKERING WAYNE F
82074 CHICKADEE LN
YULEE, FL 32097

37-3N-28-0742-0657-0000

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	2,398	119.6580	125.64	301,285	2015	2015	2015	0	0	0	4.50	95.50	VALUATION BY					STANDARD										
Roof Structure		08	IRREGULAR 100		1 SINGLE FAM 100% - 2016										Heated Area: 2095					HX Base Yr 2016					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												287,727																			
Interior Wall		05	DRYWALL 100												74,120																			
Interior Floor		11	CLAY TILE 70												65,000																			
Interior Floor		14	CARPET 30												426,847																			
Air Condition		03	CENTRAL 100												136,171																			
Heating Type		04	AIR DUCTED 100												290,676																			
Bedrooms			4 100												56,411																			
Bathrooms			3 100												234,265																			
Frame		02	WOOD FRAME 100												426,847																			
Stories		2.	2. 100												74,120																			
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					358,093																								
Quality		03	Quality Level 03																															
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	1,712	100	2015	1,712	205,417																													
FGR	460	55	2015	253	30,357																													
FOP	42	30	2015	13	1,560																													
FOP	110	30	2015	33	3,959																													
FUS	383	100	2015	383	45,955																													
STR	37	10	2015	4	480																													
TOTALS		2,744			2,398	287,727																												
EXTRA FEATURES					82074 CHICKADEE LN, YULEE										BLD DATE					LGL DATE														
															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																	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000																		
5	0911	SCRN RM A	0	100	0	0	1,340.00	SF	18.00	18.00	100	2026	2025		100	24,120																		
LAND DESCRIPTION										TOTAL OB/XF										74,120														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	RES			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																	