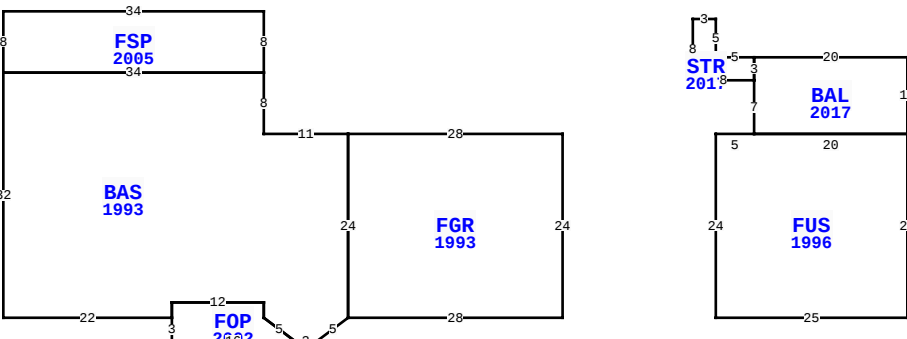


CLOUGH STACY L & SHAWN M
96231 WILL YOUNG ROAD
YULEE, FL 32097

38-3N-28-0000-0011-0000

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	2,482	116.2224	122.03	302,878	1960	1980		0		0	18.25	81.75	VALUATION BY					STANDARD					
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2018															Heated Area: 1949					HX Base Yr 2018				
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					247,603				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					10,528				
Interior Floo		13	LVT/LAMNT 70																	TOTAL LAND VALUE - MARKET					125,000				
Interior Floo		11	CLAY TILE 30																	TOTAL MARKET VALUE					383,131				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					172,039				
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE					211,092																			
Bedrooms			4 100		TOTAL EXEMPTION VALUE					HX HB 51,411																			
Bathrooms			2 100		BASE TAXABLE VALUE					159,681																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					383,131																			
Stories		2.	2. 100		NCON VALUE					0																			
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					375,552																			
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	200	15	2017	30	2,993																								
BAS	1,349	100	1993	1,349	134,575																								
FGR	672	55	1993	370	36,911																								
FOP	66	30	2002	20	1,996																								
FSP	272	40	2005	109	10,874																								
FUS	600	100	1996	600	59,856																								
STR	39	10	2017	4	399																								
TOTALS		3,198			2,482	247,603																							
EXTRA FEATURES					96231 WILL YOUNG RD, 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1999	1999	3	80	2,800													
4	0510	GARAGE WD-	0	100	23	30		690.00	SF 35.00	35.00	100	2005	2005	3	32	7,728													