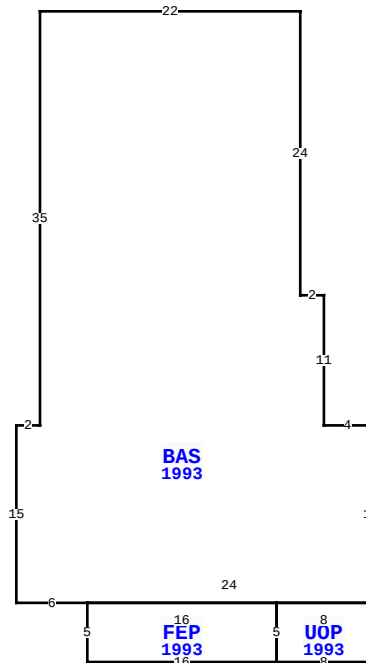


LANDRUM JAMES
879 DIANE DRIVE
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION																		VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND																	
Roof Structure	03	GABLE/HIP 100									0100	01	1,314	90.2304	94.74	124,488	1945	1945	0	0	30	27.25	30.00																	
Roof Cover	03	COMP SHNGL 100									1 SINGLE FAM 0% - 2023										Heated Area: 1242 HX Base Yr																			
Interior Wall	03	PLASTER 80																			VALUATION BY										STANDARD									
Interior Wall	04	PLYWOOD 20																			Tax Group: 4										Tax Dist:									
Interior Floor	14	CARPET 70																			BUILDING MARKET VALUE										37,346									
Interior Floor	08	SHT VINYL 30																			TOTAL MARKET OB/XF VALUE										5,672									
Air Condition	01	NONE 100																			TOTAL LAND VALUE - MARKET										137,750									
Heating Type	02	CONVECTION 100									TOTAL MARKET VALUE										180,768																			
Bedrooms	2	100									SOH/AGL Deduction										0																			
Bathrooms	1	100									ASSESSED VALUE										180,768																			
Frame	02	WOOD FRAME 100									TOTAL EXEMPTION VALUE										0																			
Stories	1.	100									BASE TAXABLE VALUE										180,768																			
Units	0	100									TOTAL JUST VALUE										180,768																			
BUD8 Adjustme	04	DIST 01 100									NCON VALUE										0																			
											INCOME VALUE																													
											PREVIOUS YEAR MKT VALUE										165,699																			
Quality	01	Quality Level 01																																						
DOR CODE	0100	SINGLE FAMILY																																						
MAP NUM		MKT AREA																		04																				
NEIGHBORHOOD/LOC	4053.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,242	100	1993	1,242	35,300																																			
FEP	80	80	1993	64	1,819																																			
UOP	40	20	1993	8	227																																			
TOTALS	1,362			1,314	37,346																																			
EXTRA FEATURES					852034 US HWY 17, YULEE										BLD DATE					LGL DATE					05/20/2026 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																								
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1945	1945	3	20	700																									
2	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	100	1937	1937	3	20	2,268																									
3	0940	SHEDS/PORT	0	0	10	28	280.00	SF	30.00	100	1968	1968	3	20	1,680																									
4	0681	POLE SHED	0	0	10	28	280.00	SF	15.00	100	1973	1973	3	20	840																									
5	0751	UOP	0	0	10	8	80.00	SF	10.00	100	1997	1997	3	23	184																									