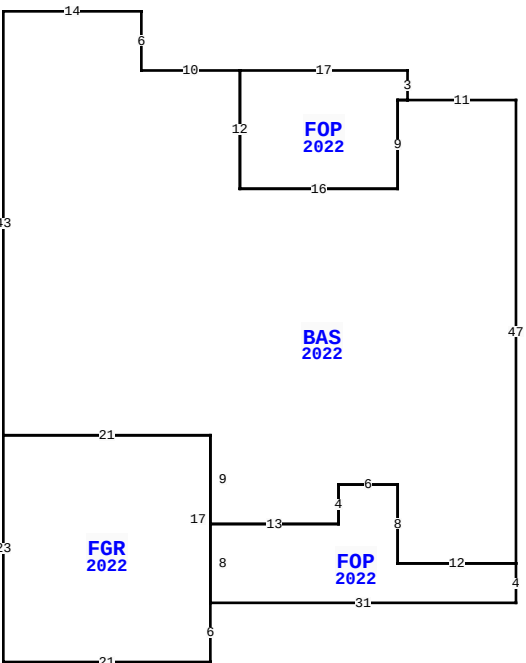


BIGGE CHRISTOPHER F L/E/HOPKINS JOYCE L/E
28424 GRANDVIEW MANOR
YULEE, FL 32097

41-3N-28-1250-0092-0000

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		31	HARDIE BRD 100		0500	01	2,474	120.7008	200.36	495,691	2022	2022		0	0	1.00	99.00	VALUATION BY		STANDARD															
Roof Structur		08	IRREGULAR 100		1 SFR CUST 100% - 2023													Heated Area: 2083																	
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2023																	
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										490,734							
Interior Floo		13	LVT/LAMNT 70															TOTAL MARKET OB/XF VALUE										0							
Interior Floo		11	CLAY TILE 30															TOTAL LAND VALUE - MARKET										110,000							
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										600,734							
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										14,433							
Bedrooms			3 100															ASSESSED VALUE										586,301							
Bathrooms			2 100															TOTAL EXEMPTION VALUE										HX HB 51,411							
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										534,890							
Stories		0	0 100															TOTAL JUST VALUE										600,734							
Units		0	0 100															NCON VALUE										0							
Occupancy		00	NONE 100		INCOME VALUE																														
					PREVIOUS YEAR MKT VALUE										586,269																				
Quality		05	Quality Level 05																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA		04																														
NEIGHBORHOOD/LOC		4034.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,083	100	2022	2,083	413,177																														
FGR	483	55	2022	266	52,763																														
FOP	195	30	2022	58	11,505																														
FOP	224	30	2022	67	13,290																														
TOTALS		2,985			2,474	490,734																													
EXTRA FEATURES					28424 GRANDVIEW MNR, YULEE																														
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																				