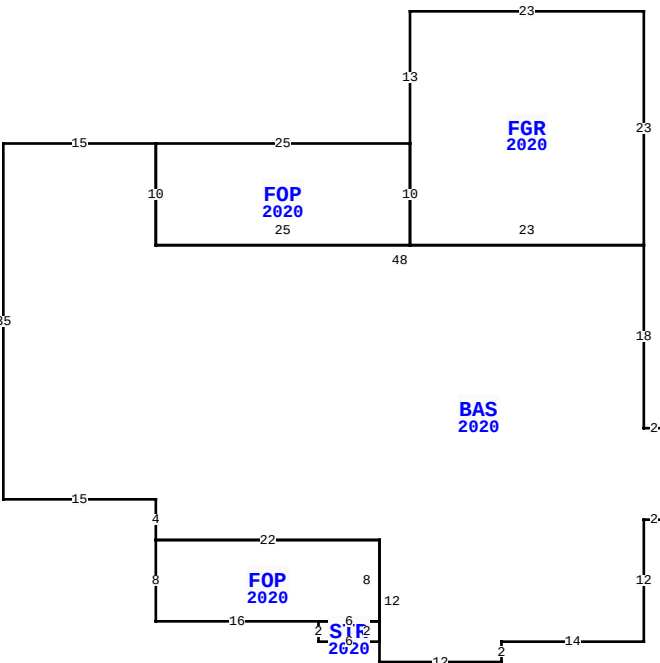


MCQUEEN SCOTT & LAURIE
29103 GRANDVIEW MNR
YULEE, FL 32097

41-3N-28-1250-0111-0000

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		0500	01	2,639	121.0176	200.89	530,149	2020	2020			0	0	2.00	98.00	VALUATION BY		STANDARD													
Roof Structur		08	IRREGULAR 100		1 SFR CUST 100% - 2026										Heated Area: 2219										HX Base Yr 2026									
Roof Cover		03	COMP SHNGL 90																															
Roof Cover		13	STAND SEAM 10																															
Interior Wall		05	DRYWALL 90																															
Interior Wall		06	CUST PANEL 10																															
Interior Floo		13	LVT/LAMNT 80																															
Interior Floo		14	CARPET 20																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms		3	100																															
Bathrooms		2.5	100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units		0	100																															
Occupancy		00	NONE 100																															
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	2,219	100	2020	2,219	436,860																													
FGR	529	55	2020	291	57,290																													
FOP	176	30	2020	53	10,434																													
FOP	250	30	2020	75	14,766																													
STR	12	10	2020	1	197																													
TOTALS		3,186			2,639	519,546																												
EXTRA FEATURES					29103 GRANDVIEW MNR, 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																	