



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,040	100	1993	1,040	120,168
BAS	160	100	2005	160	18,488
FGR	312	55	1993	172	19,874
FOP	48	30	1993	14	1,618
TOTALS	1,560			1,386	160,148

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	10	22	220.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	RM	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
0100	01	1,386	127.2180	133.58	185,142	1990	1998	0	0	0	13.50 86.50

1 SINGLE FAM 100% - 2026

Heated Area: 1200

HX Base Yr 2026

The floor plan consists of a main rectangular area with several smaller rectangular extensions. The main area has a width of 22 and a height of 26. A smaller rectangle (BAS 2005) is attached to the top center, with a width of 16 and a height of 10. Another smaller rectangle (FOP 1993) is attached to the bottom center, with a width of 8 and a height of 6. A vertical line divides the main area into two sections: a larger one on the left (width 14) and a smaller one on the right (width 12). The right section has a height of 26. The left section has a height of 26. The top edge of the main area is divided into three segments: 14, 16, and 10. The bottom edge is divided into three segments: 22, 8, and 10. The right edge is divided into two segments: 12 and 26. The left edge is a single segment of 26. The area labels are: BAS 2005 (top center), BAS 1993 (left side), FGR 1993 (right side), and FOP 1993 (bottom center).

BLD DATE	10/03/2013	KK	IGL DATE	
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BLD DATE	10/03/2013	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2026
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		181,670	
TOTAL MARKET OB/XF VALUE		440	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		272,110	
SOH/AGL Deduction		0	
ASSESSED VALUE		272,110	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		215,699	
TOTAL JUST VALUE		272,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700757	GARAGE	46,861	02/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2089/1902	12/20/2016	WD	Q	I	01	112,000	
GRANTOR: STEWART SUE E							
GRANTEE: ADAMS STEPHANIE J &							
1340/0407	8/09/2005	WD	Q	I		156,000	
GRANTOR: SOWELL LISA R							
GRANTEE: STEWART SUE E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-12,0] W10 W16 W14 S26 E22 E8 E10 N26 \$									
FGR=[YR=1993;ORIG=0,0] W12 S26 E12 N26 \$									
BAS=[YR=2005;ORIG=-22,0] N10 W16 S10 E16 \$									
FOP=[YR=1993;ORIG=-30,26] S6 E8 N6 W8 \$									

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42-2N-27-0000-0058-0010

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