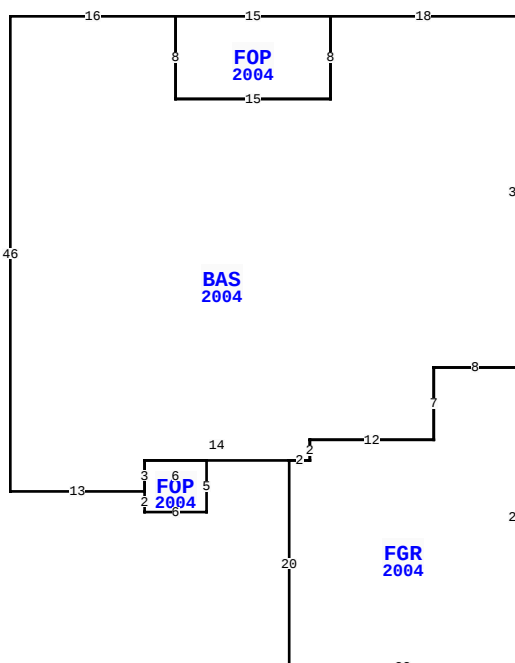


VOGEL WENDY C & JOHN G
86110 RED HOLLY PLACE
YULEE, FL 32097

42-2N-27-435H-0100-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	16	WD FR STUC 100								0100	01	2,270	112.1610	117.77	267,338	2004	2004	0	0	10.50	89.50	VALUATION BY STANDARD								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2005										Heated Area: 1930 HX Base Yr 2005										
Roof Cover	03	COMP SHNGL 100																		Tax Group: 4 Tax Dist:										
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE 239,268										
Interior Floo	14	CARPET 80																		TOTAL MARKET OB/XF VALUE 3,010										
Interior Floo	08	SHT VINYL 20																		TOTAL LAND VALUE - MARKET 60,000										
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE 302,278										
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction 131,362										
Bedrooms		4 100																		ASSESSED VALUE 170,916										
Bathrooms		2 100																		TOTAL EXEMPTION VALUE HX HB 51,411										
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE 119,505										
Stories	1.	1. 100																		TOTAL JUST VALUE 302,278										
Units	00	0 100								NCON VALUE 0																				
Occupancy	00	NONE 100								INCOME VALUE																				
										PREVIOUS YEAR MKT VALUE 312,994																				