

GUINN SAMUEL JEREMY
85074 OLD STEVENS LN
YULEE, FL 32097

42-2N-27-437S-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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	05	AVERAGE 100		0800	02	1,404	117.6000	105.84	148,599	1999	1999	0	0		0	60.00	40.00	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100		1 M/H 94+ 100% - 2024					Heated Area: 1404					HX Base Yr 2024					Tax Group: 4					Tax Dist:										
Roof Cover	03	COMP SHNGL 100		52 27 27 52 BAS 1999												BUILDING MARKET VALUE					59,440													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					1,242													
Interior Floo	14	CARPET 90														TOTAL LAND VALUE - MARKET					65,000													
Interior Floo	08	SHT VINYL 10														TOTAL MARKET VALUE					125,682													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction					13,086													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					112,596													
Bedrooms		3 100														TOTAL EXEMPTION VALUE					51,411													
Bathrooms		2 100														BASE TAXABLE VALUE					61,185													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					125,682													
Stories		1. 100														NCON VALUE					0													
Units	1.	0 100														INCOME VALUE																		
																PREVIOUS YEAR MKT VALUE					120,967													