

JOHNS CLINTON L & GIOVANNA E
85230 ROSEMARIE ROAD
YULEE, FL 32097

42-2N-27-4613-0010-0060

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	FNC'T	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		05	AVERAGE 100							0820	02	1,352	117.6000	99.96	135,146	1991	1991	0	0	0	70.00	30.00	VALUATION BY																			
Roof Structur		03	GABLE/HIP 100							1 M/H 93- 100% - 0													STANDARD																			
Roof Cover		03	COMP SHNGL 100							Heated Area: 1352 HX Base Yr -52- 26 BAS 1993 26													Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100																				BUILDING MARKET VALUE										40,544									
Interior Floo		14	CARPET 90																				TOTAL MARKET OB/XF VALUE										84,446									
Interior Floo		08	SHT VINYL 10																				TOTAL LAND VALUE - MARKET										90,000									
Air Condition		03	CENTRAL 100																				TOTAL MARKET VALUE										214,990									
Heating Type		04	AIR DUCTED 100																				SOH/AGL Deduction										137,751									
Bedrooms			3 100							ASSESSED VALUE										77,239																						
Bathrooms			2 100							TOTAL EXEMPTION VALUE										HX HB 51,411																						
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE										25,828																						
Stories Units		1.	1. 100							TOTAL JUST VALUE										214,990																						
			0 100							NCON VALUE										0																						
										INCOME VALUE																																
										PREVIOUS YEAR MKT VALUE										176,825																						
Quality		03	Quality Level 03																																							
DOR CODE		0200	MOBILE HOME																																							
MAP NUM			MKT AREA				04																																			
NEIGHBORHOOD/LOC		4048.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,352	100	1993	1,352	40,544																																					
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