

PARK CHRISTOPHER & RAINA
2565 SOUTH 22ND CIRCLE
RIDGEFIELD, WA 98642

43-3N-28-082A-0030-0000

[illegible]

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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		31	HARDIE BRD 100		0100	01	666	136.4000	143.22	95,385	2022	2022		0		0	1.00	99.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		2 SINGLE FAM 0% - 2026										Heated Area: 666					HX Base Yr 2026					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		BAS 2022										BUILDING MARKET VALUE					363,604														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					48,972														
Interior Floo		11	CLAY TILE 100												TOTAL LAND VALUE - MARKET					125,000														
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE					537,576														
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction					153,840														
Bedrooms			1 100												ASSESSED VALUE					383,736														
Bathrooms			1 100												TOTAL EXEMPTION VALUE					HX HB 51,411														
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					332,325														
Stories		1.	1. 100												TOTAL JUST VALUE					537,576														
Units			0 100												NCON VALUE					0														
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					535,580																								
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4033.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	666	100	2022	666	94,431																													
TOTALS		666			666	94,431																												
EXTRA FEATURES						97265 CASTLE RIDGE DR, YULEE																												
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																		
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