

THERRIAULT TERRY
97200 BLACKBEARDS WAY
YULEE, FL 32097

43-3N-28-509A-0046-0000

[illegible]

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	01	MINIMUM 50		0150	01	2,600		62.8800		35.21		91,546	2025	2025	0	0	0	0.00	100.00	STANDARD																		
Exterior Wall	31	HARDIE BRD 50		2 ACCESSORY U 100% - 2026										Heated Area: 2600					HX Base Yr 2022																			
Roof Structur	10	STEEL FRME 100		5050 BAS2024															VALUATION BY										Tax Dist:									
Roof Cover	12	MODULAR MT 100																	BUILDING MARKET VALUE										503,852									
Interior Wall	01	MINIMUM 50																	TOTAL MARKET OB/XF VALUE										11,941									
Interior Wall	05	DRYWALL 50																	TOTAL LAND VALUE - MARKET										210,000									
Interior Floo	03	CONC FINSH 100																	TOTAL MARKET VALUE										725,793									
Air Condition	01	NONE 100																	SOH/AGL Deduction										170,197									
Heating Type	01	NONE 100																	ASSESSED VALUE										555,596									
Bedrooms	0	100																	TOTAL EXEMPTION VALUE										HX HB 51,411									
Bathrooms	0.5	100																	BASE TAXABLE VALUE										504,185									
Frame	05	STEEL 100																	TOTAL JUST VALUE										725,793									
Quality		03 Quality Level 03		NCON VALUE										91,546																								
DOR CODE		0100 SINGLE FAMILY		INCOME VALUE																																		
MAP NUM				MKT AREA		04		PREVIOUS YEAR MKT VALUE										641,858																				
NEIGHBORHOOD/LOC		4032.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	2,600	100	2024	2,600	91,546																																	
TOTALS		2,600				2,600	91,546																															
EXTRA FEATURES										97200 BLACKBEARDS WAY, 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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