

BLAKE BRANSON THERON & SAVANNA HOOPER
97331 CUTLASS WAY
YULEE, FL 32097

43-3N-28-509C-0098-0000

[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	25	MOD METAL 100	6500	01	1,860	56.3500	21.98	40,883	2025	2025	0	0	0	1.00	99.00	VALUATION BY	STANDARD															
Roof Structure	10	STEEL FRME 100	2 GARAGE RES 100% - 2026													Heated Area: 1800		HX Base Yr 2019														
Roof Cover	12	MODULAR MT 100	2512425030 BAS 2024 UCP 2024														Tax Group: 4								Tax Dist:							
Interior Wall	07	NONE 100															BUILDING MARKET VALUE								281,975							
Interior Floor	03	CONC FINSH 100															TOTAL MARKET OB/XF VALUE								3,310							
Air Condition	01	NONE 100															TOTAL LAND VALUE - MARKET								105,000							
Heating Type	01	NONE 100															TOTAL MARKET VALUE								390,285							
Bedrooms	0	100															SOH/AGL Deduction								155,900							
Bathrooms	0	100															ASSESSED VALUE								234,385							
Frame	05	STEEL 100															TOTAL EXEMPTION VALUE								HX HB		51,411					
																	BASE TAXABLE VALUE								182,974							
																	TOTAL JUST VALUE								390,285							
			NCON VALUE								75,037																					
			INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE								309,293																					