

WALKER BRANDON GERARD/DREGGORS RACHEL ELIZABETH
236 HAWTHORN PARK CIRCLE
YULEE, FL 32097

44-2N-27-1007-0040-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
ELEMENT	CD	31	03	03	05	13	14	03	04	02	2.	05	0100	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Exterior Wall	03	HARDIE BRD 100	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Roof Structur	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Roof Cover	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Interior Wall	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Interior Floo	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Air Condition	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Heating Type	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Bedrooms	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Bathrooms	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	CARPET 30	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Frame	02	WOOD FRAME 100	2.	2. 100	0 100	05	Quality Level 05	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4097.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	0100	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</