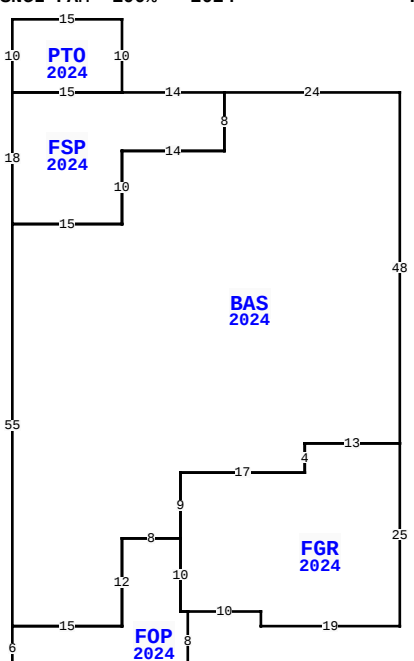


SARNECKY JOHN & CATHY M
230 COVETED PL
YULEE, FL 32097

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	31	HARDIE BRD 100								0900	01	3,306	117.8612	163.83	541,622	2023	2023	0	0	0	0.50	99.50	VALUATION BY																								
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM 100% - 2024										Heated Area: 2709										HX Base Yr 2024										STANDARD							
Roof Cover	05	COMP SHNGL 100																		Tax Group: 4										Tax Dist:																	
Interior Wall	03	DRYWALL 100																		BUILDING MARKET VALUE										538,914																	
Interior Floor	13	LVT/LAMNT 70																		TOTAL MARKET OB/XF VALUE										74,771																	
Interior Floor	14	CARPET 30																		TOTAL LAND VALUE - MARKET										148,750																	
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										762,435																	
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										395,661																	
Bedrooms		3 100																		ASSESSED VALUE										366,774																	
Bathrooms		3.5 100																		TOTAL EXEMPTION VALUE										HX HB 51,411																	
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										315,363																	
Stories	1.	1. 100																		TOTAL JUST VALUE										762,435																	
Units		0 100								NCON VALUE										0																											
										INCOME VALUE																																					
										PREVIOUS YEAR MKT VALUE										678,637																											