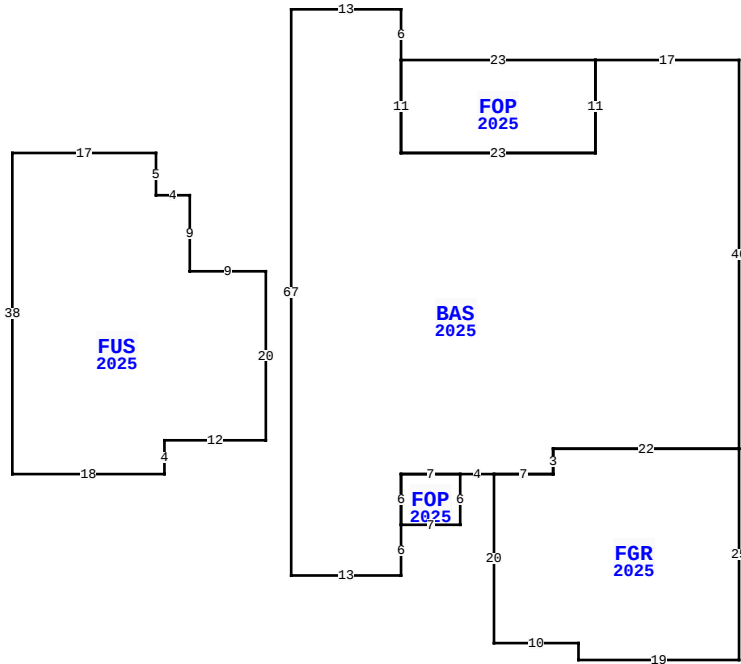


STERLACCI SUSAN LOUISE L/E/
425 TRANQUIL TRAIL CIR
YULEE, FL 32097

50-3N-27-1004-0181-0000

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		0900	01	3,923	114.8850	159.69	626,464	2024	2024		0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM 100% - 2025													Heated Area: 3458 HX Base Yr 2025											
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		13	LVT/LAMNT 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			4 100																										
Bathrooms			4 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.5	1.5 100																										
Units			0 100																										
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4094.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,512	100	2025	2,512	401,141																								
FGR	684	55	2025	376	60,043																								
FOP	42	30	2025	13	2,076																								
FOP	253	30	2025	76	12,136																								
FUS	946	100	2025	946	151,067																								
TOTALS		4,437		3,923	626,464																								
EXTRA FEATURES					425 TRANQUIL TRAIL CIR, YULEE																								
					BLD DATE										LGL DATE					05/13/2025					MLU				
					XF DATE										LAND DATE														
					INC DATE										AG DATE														
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													