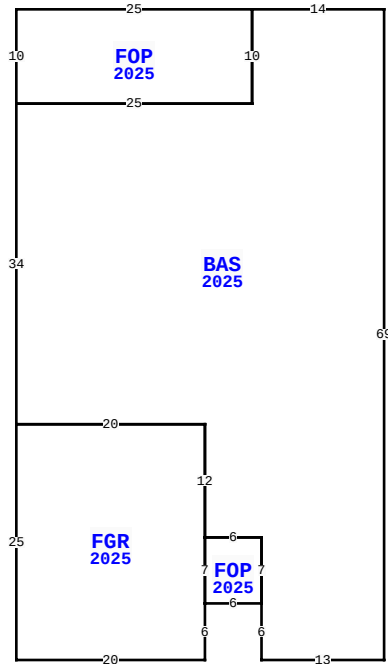


BERTOLINI JAMES/CRONIN-BERTOLINI JEAN
437 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0253-0000

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	2,226	123.9700	172.32	383,584	2024	2024			0	0	0.00	100.00																
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM 100% - 2025										Heated Area: 1863										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			2 100																																				
Bathrooms			2 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 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	1,863	100	2025	1,863	321,032																																		
FGR	500	55	2025	275	47,388																																		
FOP	42	30	2025	13	2,240																																		
FOP	250	30	2025	75	12,924																																		
TOTALS		2,655			2,226	383,584																																	
EXTRA FEATURES										437 CONTINUUM LOOP, 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																					