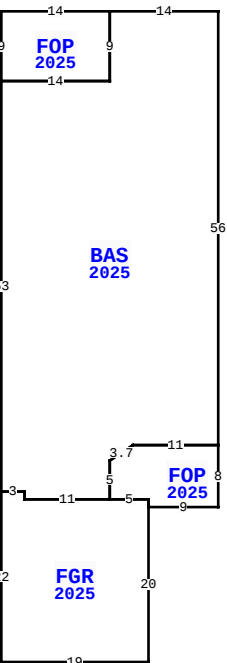


MASON SUSAN R/MASON TYLER COLE
384 ECLIPTIC LOOP
YULEE, FL 32097

50-3N-27-1007-0007-0000

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		0320	01	1,830	128.8000	135.24	247,489	2024	2024	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 TOWNHOUSE 0% - 2025										Heated Area: 1540					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					247,489														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					0														
Interior Floo		13	LVT/LAMNT 100												TOTAL LAND VALUE - MARKET					60,000														
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE					307,489														
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction					0														
Bedrooms		2	100												ASSESSED VALUE					307,489														
Bathrooms		2	100												TOTAL EXEMPTION VALUE					0														
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					307,489														
Stories		1.	1. 100												TOTAL JUST VALUE					307,489														
Units		0	100												NCON VALUE					0														
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					324,394																								
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	1,540	100	2025	1,540	208,270																													
FGR	402	55	2025	221	29,888																													
FOP	104	30	2025	31	4,192																													
FOP	126	30	2025	38	5,139																													
TOTALS		2,172			1,830	247,489											BLD DATE				LGL DATE		05/08/2025		MLU									