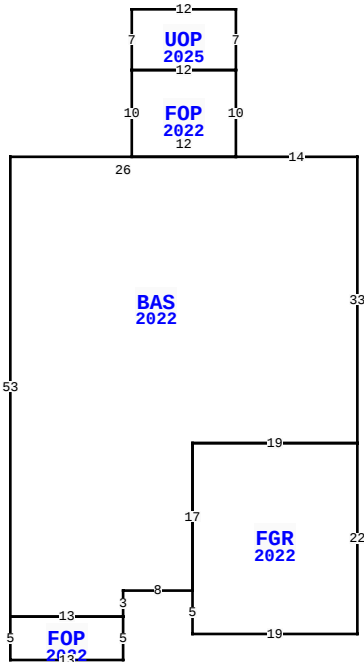


SCARLETT DAVID D
96535 GRANITE TRL
YULEE, FL 32097

50-3N-28-0305-0069-0000

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		0100	01	2,002	118.7956	124.74	249,729	2023	2023	0	0	0	0.50	99.50	VALUATION BY		STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2024													Heated Area: 1716					HX Base Yr 2024								
Roof Cover		03	COMP SHNGL 100															248,480													
Interior Wall		05	DRYWALL 100															50,000													
Interior Floor		13	LVT/LAMNT 60															75,000													
Interior Floor		14	CARPET 40															373,480													
Air Condition		03	CENTRAL 100															19,628													
Heating Type		04	AIR DUCTED 100															353,852													
Bedrooms			3 100															51,411													
Bathrooms			2 100															302,441													
Frame		02	WOOD FRAME 100															373,480													
Stories																		0													
Units		1.	1. 100		INCOME VALUE																										
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					347,589																					
Quality		05	Quality Level 05																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA		04																										
NEIGHBORHOOD/LOC		4031.100																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,716	100	2022	1,716	212,984																										
FGR	418	55	2022	230	28,547																										
FOP	185	30	2022	56	6,950																										
TOTALS		2,319			2,002	248,480																									
EXTRA FEATURES						96535 GRANITE TR, YULEE										BLD DATE				LGL DATE				04/09/2024				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														
3	0860	POOL/SPA		0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000														
LAND DESCRIPTION										TOTAL OB/XF										50,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	RES		100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000													
REVIEW DATE		07/01/2024		BY	NW	Total Acres: 0.00		Total Land Value: 75,000				Market: 0				Agricultural: 0				Common: 75,000				PRINTED 07/09/2026 BY SYS							