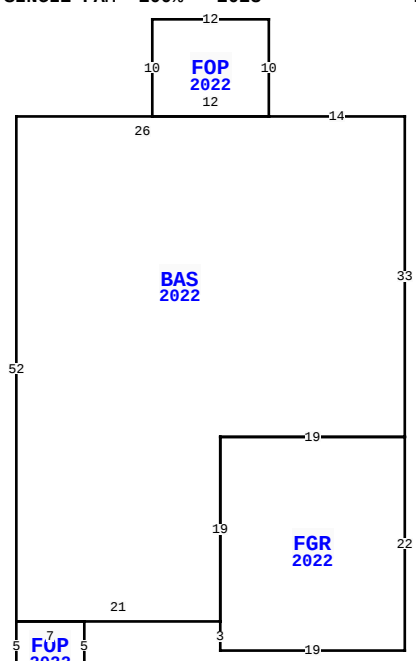


HINLICKY BARBARA A
96471 GRANITE TRAIL
YULEE, FL 32097

50-3N-28-0305-0077-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4										
ELEMENT	CD	CONSTRUCTION										VALUATION SUMMARY										VALUATION BY						STANDARD													
Exterior Wall	31	HARDIE BRD 100										TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	Tax Group: 4						Tax Dist:									
Roof Structur	03	GABLE/HIP 100										0100	01	1,995	118.5800	124.51	248,397	2022	2022		0		0	1.00	99.00	BUILDING MARKET VALUE						245,913									
Roof Cover	03	COMP SHNGL 100										1 SINGLE FAM 100% - 2023										Heated Area: 1719						HX Base Yr 2023						TOTAL MARKET OB/XF VALUE							
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET						0						TOTAL MARKET VALUE					
Interior Floo	13	LVT/LAMNT 50																				SOH/AGL Deduction						127,596													
Interior Floo	14	CARPET 50																				ASSESSED VALUE						193,317													
Air Condition	03	CENTRAL 100																				TOTAL EXEMPTION VALUE						106,411													
Heating Type	04	AIR DUCTED 100																				BASE TAXABLE VALUE						86,906													
Bedrooms		3 100																				TOTAL JUST VALUE						320,913													
Bathrooms		2 100																				NCON VALUE						0													
Frame	02	WOOD FRAME 100																				INCOME VALUE																			
Stories	1.	1. 100																				PREVIOUS YEAR MKT VALUE						314,281													
Units	0	0 100																																							
Occupancy	00	NONE 100																																							