



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	PAGE 1 of 1 4																				
Exterior Wall	15	CONC BLOCK 100	0100	01	1,269	109.2000	98.55	125,060	1972	1980	0	0	0	21.00	79.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2004													Heated Area: 1120 HX Base Yr 2004																			
Roof Cover	12	MODULAR MT 100														VALUATION BY										STANDARD									
Interior Wall	04	PLYWOOD 80														Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 20														BUILDING MARKET VALUE										98,797									
Interior Floo	14	CARPET 100														TOTAL MARKET OB/XF VALUE										12,493									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										45,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										156,290									
Bedrooms	3	100														SOH/AGL Deduction										81,532									
Bathrooms	1	100														ASSESSED VALUE										74,758									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB WX 54,758									
Stories	1.	1. 100														BASE TAXABLE VALUE										20,000									
Units	0	100	TOTAL JUST VALUE										156,290																						
BUD8 Adjustme	04	DIST 01 100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 132,161																						
Quality															04	Quality Level 04																			
DOR CODE															0100	SINGLE FAMILY																			
MAP NUM															MKT AREA					05															
NEIGHBORHOOD/LOC															5001.00																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,120	100	1,120	87,197																															
FCP	240	25	60	4,671																															
FOP	56	30	17	1,323																															
FOP	64	30	19	1,479																															
FST	96	55	53	4,126																															
TOTALS															1,576	1,269	98,797																		
EXTRA FEATURES															77034 ARABIAN RD, YULEE																				
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																			
1	0940	SHEDS/PORT	0	100	13	31			403.00	SF	60.00	100	1970	1970	3	20	4,836																		
2	0940	SHEDS/PORT	0	100	12	12			144.00	SF	30.00	100	1999	1999	3	20	864																		
3	0681	POLE SHED	0	100	9	9			81.00	SF	15.00	100	2004	2004	3	40	486																		
4	0350	CARPORT WD	0	100	30	9			270.00	SF	13.00	100	2004	2004	3	24	842																		
5	0681	POLE SHED	0	100	30	9			270.00	SF	30.00	100	2005	2005	3	44	3,564																		
6	0680	POLE SHED	0	100	0	0			432.00	SF	10.00	100	2005	2005	3	44	1,901																		
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
REVIEW DATE 06/11/2021 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																			