



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD		05		AVERAGE 100		03		GABLE/HIP 100		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
Exterior Wall		03		05		AVERAGE 100		03		GABLE/HIP 100		0100		01		794		119.9000		108.21		85,919		1965		1970		0		0		20.25		79.75	
Roof Structur		03		05		AVERAGE 100		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2020								Heated Area: 780								HX Base Yr 2020					
Roof Cover		03		05		COMP SHNGL 100		05		DRYWALL 100																									
Interior Wall		03		05		COMP SHNGL 100		05		DRYWALL 100																									
Interior Floo		14		08		CARPET 80		08		SHT VINYL 20																									
Interior Floo		08		03		SHT VINYL 20		03		CENTRAL 100																									
Air Condition		03		04		AIR DUCTED 100		04		AIR DUCTED 100																									
Heating Type		04		02		WOOD FRAME 100		02		WOOD FRAME 100																									
Bedrooms				2		100		1		100																									
Bathrooms				1		100		1		100																									
Frame		02		00		NONE 100		00		NONE 100																									
Stories		1.		1.		100		0		100																									
Units		04		DIST		01 100		00		NONE 100																									
BUD8 Adjustme		00		00		NONE 100		00		NONE 100																									
Occupancy																																			
Quality		03		Quality Level		03																													
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA				04																											
NEIGHBORHOOD/LOC		4053		00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		780		100		780		67,312																											
FOP		48		30		14		1,208																											
TOTALS		828				794		68,520																											
EXTRA FEATURES										86085 WREN RD, YULEE																									
BLD DATE																																			
XF DATE																																			
INC DATE																																			
LGL DATE																																			
LAND DATE																																			
AG DATE																																			
OB/XF MKT VALUE																																			
NOTES																																			
BAS=[YR=1993] W26 S30 E9 FOP=[YR=1993] S6 E8 N6 W8 \$ E17 N30 \$.																																			
BUILDING DIMENSIONS																																			
REVIEW DATE		05/05/2020		BY		NWA		Total Acres: 2.00		Total Land Value: 160,000		Market: 0		Agricultural: 0		Common: 160,000		PRINTED 08/02/2023 BY SYS																	