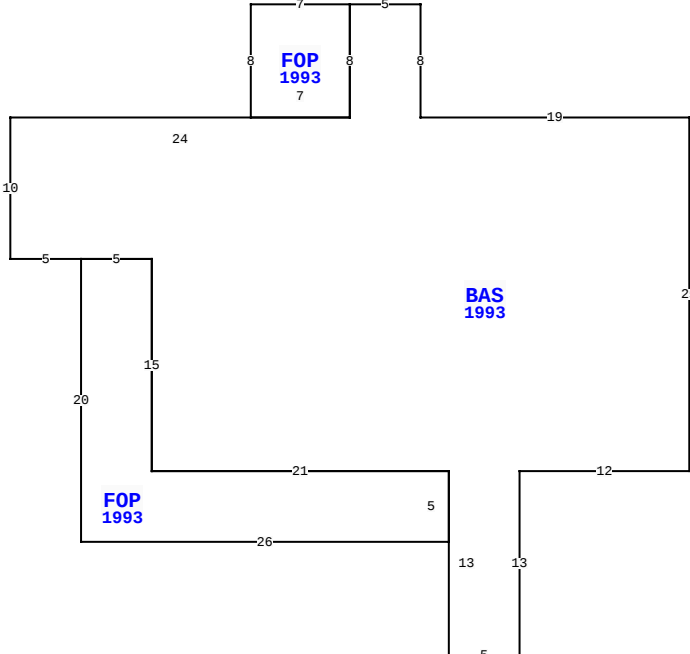




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	12	CEDAR 50	0100	01	2,000	115.1500	103.92	207,840	1985	1985	0	0	0	23.50	76.50	STANDARD													
Exterior Wall	19	COMMON BRK 50	1 SINGLE FAM - 100% - 0													Heated Area: 1684													
Roof Structure	03	GABLE/HIP 100														HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	04	PLYWOOD 100																											
Interior Floor	14	CARPET 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
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	1,684	100	1,684	133,876																									
FCP	216	25	54	4,293																									
FOP	25	30	8	636																									
FSP	224	40	90	7,155																									
UGR	364	45	164	13,038																									
TOTALS			2,513	2,000												158,998													
EXTRA FEATURES			86550 CARDINAL 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												
3	0810	CONCRETE A	0	100	0	0	85.00	SF	6.50	6.50	100	1985	1985	3	49.5	273													
4	0810	CONCRETE A	0	0	3	62	186.00	SF	6.50	6.50	100	1988	1988	3	57	689													
5	0810	CONCRETE A	0	0	7	17	119.00	SF	6.50	6.50	100	1988	1988	3	57	441													
6	0825	BRICK	0	100	0	0	93.00	SF	12.50	12.50	100	1996	1996	3	92	1,070													
7	0810	CONCRETE A	0	100	0	0	980.00	SF	6.50	6.50	100	1996	1996	3	73	4,650													
8	0680	POLE SHED	0	100	24	24	576.00	SF	10.00	10.00	100	1997	1997	3	26	1,498													
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100													
10	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192													
TOTAL OB/XF 10,913																													
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		RS-2	0.00	0.00	1.98	AC		1.00	1.00	1.00	80,000.00	80,000.00	158,400												
REVIEW DATE 01/11/2018 BY SBX Total Acres: 1.98 Total Land Value: 158,400 Market: 0 Agricultural: 0 Common: 158,400 PRINTED 08/02/2023 BY SYS																													

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	12	CEDAR 100	0100	01	1,234	111.3000	100.45	123,955	1988	1988	0	0	0	17.00	83.00	VALUATION BY						STANDARD							
Roof Structure	03	GABLE/HIP 100	2 SINGLE FAM - 0% - 0										Heated Area: 1155					HX Base Yr											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	08	SHT VINYL 30																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms	3 100																												
Bathrooms	2 100																												
Frame	02	WOOD FRAME 100																											
Stories	1. 1. 100																												
Units	0 100																												
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
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	1,155	100	1,155	96,297																									
FOP	56	30	17	1,418																									
FOP	205	30	62	5,169																									
TOTALS	1,416		1,234	102,883																									
EXTRA FEATURES					86550 CARDINAL 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														