



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	10	ABOVE AVG 80		0100	01	1,648	110.1600	99.42	163,844	1955	1975	0	0	0	21.37	78.63	VALUATION BY																	
Exterior Wall	20	FACE BRICK 20		1 SINGLE FAM - 100% - 2017										Heated Area: 1635										Tax Group: 4										
Roof Structur	03	GABLE/HIP 100																						Tax Dist:										
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE										
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										
Interior Floo	14	CARPET 80																						TOTAL LAND VALUE - MARKET										
Interior Floo	08	SHT VINYL 20																						TOTAL MARKET VALUE										
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction										
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE										
Bedrooms		3 100																						TOTAL EXEMPTION VALUE										
Bathrooms		1.5 100																						BASE TAXABLE VALUE										
																								TOTAL JUST VALUE										
Frame	02	WOOD FRAME 100																						NCON VALUE										
Stories	1.	1. 100																						INCOME VALUE										
Units		0 100																						PREVIOUS YEAR MKT VALUE										
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	1,232	100	1,232	96,310																														
BAS	195	100	195	15,244																														
BAS	208	100	208	16,260																														
FOP	42	30	13	1,016																														
TOTALS	1,677		1,648	128,831																														
EXTRA FEATURES				86584 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																	
1	0510	GARAGE WD-	0	100	30	10	300.00	SF	17.50	17.50	100	1997	1997	3	26	1,365																		
2	0810	CONCRETE A	0	100	25	29	725.00	SF	6.50	6.50	100	1994	1994	3	70	3,299																		
3	0680	POLE SHED	0	100	15	15	225.00	SF	10.00	10.00	100	1997	1997	3	26	585																		
5	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2005	2005	3	44	13,860																		
6	0681	POLE SHED	0	100	30	15	480.00	SF	15.00	15.00	100	2005	2005	3	44	3,168																		