



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																							
Exterior Wall	05	AVERAGE 100	0200	01	2,250	101.9200	76.44	171,990	2007	2007	0	0	7.00	93.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SFR MODULR - 100% - 2008												Heated Area: 2250												HX Base Yr 2008											
Roof Cover	03	COMP SHNGL 100	30753075 BAS 2007																																			
Interior Wall	05	DRYWALL 100																																				
Interior Floo	14	CARPET 80																																				
Interior Floo	08	SHT VINYL 20																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		4 100																																				
Bathrooms		2 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units		0 100																																				
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	2,250	100	2,250	159,951																																		
TOTALS			2,250		2,250	159,951																																
EXTRA FEATURES					86152 MACAW 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840																							
2	1242	WD DECK A	0 100	11	4	44.00	SF	10.00	10.00	100	2007	2007	3	35	154																							
3	1242	WD DECK A	0 100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	35	84																							
4	0940	SHEDS/PORT	0 100	23	11	253.00	SF	30.00	30.00	100	2018	2018	3	86	6,527																							
LAND DESCRIPTION			TOTAL OB/XF 8,605																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																					
REVIEW DATE 10/31/2019 BY KKA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																						