



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	05	AVERAGE 100	0100	01	2,705	117.5328	106.07	286,919	1990	1990	0	0	0	15.25	84.75	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016													Heated Area: 2416													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	05	Quality Level 05																											
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	1,408	100	1,408	126,572																									
DCK	48	10	5	449																									
DCK	56	10	6	539																									
DCK	90	10	9	809																									
FEP	144	80	115	10,338																									
FSP	384	40	154	13,844																									
FUS	1,008	100	1,008	90,614																									
TOTALS	3,138		2,705	243,164																									
EXTRA FEATURES															76458 DOVE 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	0811	CONCRETE B	0	100	0	0	991.00	SF	5.20	5.20	100	2002	2002	3	83	4,277													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450													
3	0510	GARAGE WD-	0	100	36	24	864.00	SF	26.25	26.25	100	1985	1985	3	20	4,536													
4	0752	USP	0	0	12	14	168.00	SF	15.00	15.00	100	2002	2002	3	32	806													
5	0351	CARPORT MT	0	0	19	18	342.00	SF	6.00	6.00	100	2004	2004	3	24	492													
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	2004	2004	3	24	772													
7	0756	FEP	0	0	20	12	240.00	SF	27.00	27.00	100	2004	2004	3	24	1,555													
8	0803	ASPHALT C	0	0	0	0	3,336.00	SF	1.00	1.00	100	2004	2004	3	56	1,868													
9	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2004	2004	3	24	192													
10	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	24	154													
LAND DESCRIPTION															TOTAL OB/XF 17,102														
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	0006	OR	0.00	0.00	2.59	AC		1.00	1.00	0.60	80,000.00	48,000.00	124,320												
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	7.47	AC		1.00	1.00	0.60	80,000.00	48,000.00	358,560												
REVIEW DATE 10/03/2022 BY NWA Total Acres: 10.06 Total Land Value: 482,880 Market: 0 Agricultural: 0 Common: 482,880 PRINTED 08/02/2023 BY SYS																													

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