



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 2										
Exterior Wall	16	WD FR STUC 100	0900	01	3,332	102.0832	121.22	403,905	2007	2007	0	0	0	7.50	92.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2653									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	3	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM															04										
NEIGHBORHOOD/LOC			4053.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,191	100	2,191	245,674																					
DCK	448	10	45	5,046																					
FGR	609	55	335	37,563																					
FOP	58	30	17	1,906																					
FSP	266	40	106	11,885																					
FUS	462	100	462	51,804																					
PTO	144	5	7	785																					
UAT	122	10	12	1,346																					
UAT	160	10	16	1,795																					
UDU	256	55	141	15,810																					
TOTALS	4,716		3,332	373,612																					
EXTRA FEATURES					75248 HARVESTER ST, 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	0812	CONCRETE C	0	100	0	0	2,361.00	SF	4.00	4.00	100	2007	2007	3	89	8,405									
2	1242	WD DECK A	0	100	7	7	49.00	SF	10.00	10.00	100	2007	2007	3	35	172									
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2008	2008	3	56	15,994									
4	0855	CONC PAVER	0	100	0	0	1,107.00	SF	10.00	10.00	100	2008	2008	3	90	9,963									
5	1076	TRELLIS A	0	100	16	12	192.00	SF	7.50	7.50	100	2008	2008	3	56	806									
6	0462	ST/AL FNC	0	100	0	0	990.00	SF	10.00	10.00	100	2008	2008	3	56	5,544									
7	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2008	2008	3	76	2,043									
8	0810	CONCRETE A	0	100	3	40	120.00	SF	6.50	6.50	100	2011	2011	3	93	725									
9	0911	SCRN RM A	0	100	12	12	144.00	SF	17.50	17.50	100	2016	2016	3	78	1,966									
TOTAL OB/XF 45,618																									
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								
1	000115	C	SFR ACRES	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 06/13/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																									

PAFFORD JEFFREY M & PATRICIA J
75248 HARVESTER ROAD
YULEE, FL 32097

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