



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	31	HARDIE BRD 100				0100	01	1,965	116.7180	105.34	206,993	2021	2021	0	0	0	0.00	100.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100				1 SINGLE FAM - 100% - 2022										Heated Area: 1705					HX Base Yr 2022					Tax Group: 4 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE										206,993									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE										3,073									
Interior Floo	11	CLAY TILE 70														TOTAL LAND VALUE - MARKET										45,000									
Interior Floo	14	CARPET 30														TOTAL MARKET VALUE										255,066									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction										30,019									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE										225,047									
Bedrooms		4 100														TOTAL EXEMPTION VALUE										50,000									
Bathrooms		2 100														BASE TAXABLE VALUE										175,047									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE										255,066									
Stories	1.	1. 100														NCON VALUE										0									
Units		0 100														INCOME VALUE																			
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE										218,492									
Quality		03	Quality Level 03																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA			04																													
NEIGHBORHOOD/LOC		4093.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,705	100	1,705	179,605																															
FGR	400	55	220	23,175																															
FOP	120	30	36	3,792																															
PTO	70	5	4	421																															
TOTALS		2,295		1,965	206,993																														
EXTRA FEATURES					75055 NASSAU STATION WAY, 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	591.00	SF	5.20	5.20	100	2021	2021	3	100	3,073																				