



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	2,124	115.7380	104.45	221,852	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: 1856					HX Base Yr 2022					Tax Group: 4					Tax Dist:					
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					221,852															
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					5,153															
Interior Floo	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET					45,000															
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE					272,005															
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					33,199															
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					238,806															
Bedrooms	4	100											TOTAL EXEMPTION VALUE					50,000															
Bathrooms	2	100											BASE TAXABLE VALUE					188,806															
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					272,005															
Stories	1.	1. 100																				NCON VALUE					0						
Units	0	100																				INCOME VALUE											
Occupancy	00	NONE 100																				PREVIOUS YEAR MKT VALUE					231,850						
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	1,856	100	1,856	193,859																													
FGR	420	55	231	24,128																													
FOP	110	30	33	3,447																													
PTO	70	5	4	418																													
TOTALS			2,456		2,124	221,852																											
EXTRA FEATURES					75099 NASSAU STATION WAY, YULEE																	BLD DATE 03/29/2022 NW LGL DATE LAND DATE AG DATE											
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	2021	2021	3	100	5,153																			