



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		0320	01	1,360	125.6320	119.35	162,316	2021	2021	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structure	03	GABLE/HIP 100		1 TOWNHOUSE - 100% - 2022										Heated Area: 1168										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																Tax Group: 4		Tax Dist:													
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE		162,316													
Interior Floor	11	CLAY TILE 60																TOTAL MARKET OB/XF VALUE		2,607													
Interior Floor	14	CARPET 40																TOTAL LAND VALUE - MARKET		40,000													
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE		204,923													
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction		21,349													
Bedrooms		2 100																ASSESSED VALUE		183,574													
Bathrooms		2.5 100																TOTAL EXEMPTION VALUE		HX HB 50,000													
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE		133,574													
Stories	2.	2. 100																TOTAL JUST VALUE		204,923													
Units	0	0 100																NCON VALUE		0													
Occupancy	00	NONE 100																INCOME VALUE															
Quality		03	Quality Level 03															PREVIOUS YEAR MKT VALUE		178,227													
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	532	100	532	63,494																													
FGR	280	55	154	18,380																													
FOP	36	30	11	1,313																													
FOP	72	30	22	2,626																													
FUS	636	100	636	75,907																													
STR	48	10	5	597																													
TOTALS		1,604		1,360	162,316																												
EXTRA FEATURES					75500 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	0810	CONCRETE A	0 100	0	0	401.00	SF	6.50	6.50	100	2021	2021	3	100	2,607																		