

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD	20		FACE BRICK 100		0100		MDL	01	2,674		117.6864		106.21		284,006		2017		2017		0		0		0		3.75		96.25		
Exterior Wall		03	03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2021		Heated Area: 2343		HX Base Yr 2021																				
Roof Structur		03	03		COMP SHNGL 100																												
Roof Cover		05	05		DRYWALL 100																												
Interior Wall		05	05		DRYWALL 100																												
Interior Floo		14	14		CARPET 70																												
Interior Floo		13	13		LVT/LAMNT 30																												
Air Condition		03	03		CENTRAL 100																												
Heating Type		04	04		AIR DUCTED 100																												
Bedrooms					4 100																												
Bathrooms					2 100																												
Frame		02	02		WOOD FRAME 100																												
Stories		1.	1.		1. 100																												
Units		00	00		NONE 100																												
Occupancy		00	00		NONE 100																												
Quality		06	06		Quality Level 06																												
DOR CODE		0100	0100		SINGLE FAMILY																												
MAP NUM					MKT AREA																												
NEIGHBORHOOD/LOC		4073.00	4073.00																														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		2,343	100	2,343	239,518																												
FGR		441	55	243	24,841																												
FOP		94	30	28	2,862																												
FSP		150	40	60	6,134																												
TOTALS		3,028		2,674	273,356																												
EXTRA FEATURES																																	
77204 LUMBER CREEK BLVD, YULEE																																	
BLD DATE		06/02/2022		NW		LGL DATE																											
XF DATE						LAND DATE																											
INC 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	776.00	SF	5.20	5.20	100	2017	2017	3	97	3,914																	