



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		0 0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	1,705	165,879
FGR	400	55	220	21,404
FOP	20	30	6	584
PT0	70	5	4	389
TOTALS	2,195		1,935	188,256

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,935	107.8000	97.29	188,256	2021	2021	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 1705 HX Base Yr 2023												
65429 CRESTED HERON CT, YULEE												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				188,256			
TOTAL MARKET OB/XF VALUE				3,822			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				247,078			
SOH/AGL Deduction				0			
ASSESSED VALUE				247,078			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				197,078			
TOTAL JUST VALUE				247,078			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				213,283			
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