



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	PAGE 1 of 1 4																	
Exterior Wall	31	HARDIE BRD 100	0100	01	2,770	106.5600	96.17	266,391	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 2494										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100	PTO 2021 BAS 2021 FGR 2021 FOP 2021 FUS 2021 STR 2021																													
Interior Wall	05	DRYWALL 100																														
Interior Floo	13	LVT/LAMMT 50																														
Interior Floo	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	5	100																														
Bathrooms	3	100																														
Frame	02	WOOD FRAME 100																														
Stories	2.	2. 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	1,058	100	1,058	101,748																												
FGR	420	55	231	22,215																												
FOP	120	30	36	3,462																												
FUS	1,436	100	1,436	138,100																												
PTO	70	5	4	385																												
STR	52	10	5	481																												
TOTALS			3,156	2,770	266,391																											
EXTRA FEATURES			75274 BRIDGEWATER DR, 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	705.00	SF	5.20	5.20	100	2021	2021	3	100	3,666																		
LAND DESCRIPTION			TOTAL OB/XF 3,666																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000															
REVIEW DATE 09/27/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																