

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		10	ABOVE AVG 100		0900	01	2,077	97.0200	115.21	239,291	1986	1986	0	0	0	16.00	84.00	VALUATION BY		STANDARD																	
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2000													Heated Area: 1560										HX Base Yr 2000									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE										201,004									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										42,900									
Interior Floor		14	CARPET 100															TOTAL LAND VALUE - MARKET										110,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										353,904									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										104,414									
Bedrooms		2	100															ASSESSED VALUE										249,490									
Bathrooms		2	100															TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										199,490									
Stories		1.	1. 100															TOTAL JUST VALUE										353,904									
Units		0	100															NCON VALUE										0									
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										281,751																						
Quality		01	Quality Level 01																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA		05																																
NEIGHBORHOOD/LOC		5001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,560	100	1,560	150,972																																	
FGR	572	55	315	30,484																																	
FOP	24	30	7	677																																	
UCP	306	20	61	5,904																																	
USP	448	30	134	12,968																																	
TOTALS		2,910		2,077	201,004																																
EXTRA FEATURES					75067 EDWARDS RD, 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	0500	FP-PRE FAB	0 100	3	5	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170																						
2	0825	BRICK	0 100	8	6	48.00	SF	12.50	12.50	100	1986	1986	3	83	498																						
3	0940	SHEDS/PORT	0 100	10	9	90.00	SF	30.00	30.00	100	1986	1986	3	20	540																						
4	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1986	1986	3	20	576																						
5	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	20	240																						
6	0861	POOL GUNIT	0 100	0	0	300.00	SF	85.00	85.00	100	1998	1998	3	23	5,865																						
7	0910	SCRN RM L	0 100	24	40	960.00	SF	15.00	15.00	100	1998	1998	3	20	2,880																						
8	0812	CONCRETE C	0 100	0	0	2,353.00	SF	4.00	4.00	100	1992	1992	3	66	6,212																						
9	0920	CWALL-WD/M	0 100	3	50	150.00	LF	390.00	390.00	100	1995	1995	3	20	11,700																						
10	0845	KOOL DECK	0 100	0	0	647.00	SF	7.25	7.25	100	1997	1997	3	75	3,518																						
LAND DESCRIPTION					TOTAL OB/XF															34,199																	
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	000130	C	SFR WATER	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000																				

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