



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										
Exterior Wall	10	ABOVE AVG 100	0900	01	2,481	109.4400	129.96	322,431	1990	1990	0	0	15.00	85.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 0													Heated Area: 2040									
Roof Cover	12	MODULAR MT 100	HX Base Yr																						
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	08	SHT VINYL 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
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			04																		
NEIGHBORHOOD/LOC			4031.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,120	100	1,120	123,722																					
FGR	552	55	304	33,582																					
FOP	288	30	86	9,500																					
FSP	128	40	51	5,634																					
FUS	920	100	920	101,629																					
TOTALS			3,008	2,481	274,066																				
EXTRA FEATURES			96100 ASHFORD CT, 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	1,533.00	SF	5.20	5.20	100	1990	1990	3	62	4,942									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450									
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1983	1983	3	20	4,200									
4	0300	BOAT DCK W	0	100	0	0	1,040.00	SF	32.00	32.00	100	1983	1983	3	20	6,656									
5	0940	SHEDS/PORT	0	100	7	9	63.00	SF	30.00	30.00	100	1983	1983	3	20	378									
6	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1991	1991	3	20	8,704									
8	0845	KOOL DECK	0	100	0	0	1,110.00	SF	7.25	7.25	100	1991	1991	3	64	5,150									
9	0940	SHEDS/PORT	0	100	5	7	35.00	SF	30.00	30.00	100	1994	1994	3	20	210									
TOTAL OB/XF			32,690																						
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	SFR MARSH	100			0.00	0.00	2.43	AC		1.00	1.00	1.00	135,000.00	135,000.00	328,050								
REVIEW DATE 08/08/2018 BY KWX Total Acres: 2.43 Total Land Value: 328,050 Market: 0 Agricultural: 0 Common: 328,050 PRINTED 08/02/2023 BY SYS																									