



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	AP	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	19	COMMON BRK 100	0100	01	1,785	120.0000	108.30	193,316	1968	1968	0	0	15	37.00	48.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 1430										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																		
Interior Wall	04	PLYWOOD 100																																		
Interior Floo	14	CARPET 90																																		
Interior Floo	08	SHT VINYL 10																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms	3	100																																		
Bathrooms	1	100																																		
Frame	03	MASONRY 100																																		
Stories	1.	1. 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			4025.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,430	100	1,430	74,337																																
FEP	192	80	154	8,005																																
UEP	77	60	46	2,391																																
UST	344	45	155	8,058																																
TOTALS			2,043	1,785													92,792																			
EXTRA FEATURES			96101 NORTH PRINCE 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	0810	CONCRETE A	0	0	24	4			96.00	SF	6.50					137																				
2	0511	GARAGE CB-	0	0	22	24			528.00	SF	24.00					2,534																				
LAND DESCRIPTION			TOTAL OB/XF 2,671																																	
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	000100	C	SFR	0		RM	100.00	130.00	0.30	AC		1.00	1.00	1.25	80,000.00	100,000.00	30,000																			
REVIEW DATE 07/14/2020 BY KWA Total Acres: 0.30 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																				

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0670/0846	11/17/1992	QC	U	I	01	100
GRANTOR: ALBERTIE DOLPHUS SR						
GRANTEE: ALBERTIE THELMA W						
0210/0356	2/03/1954	WD	U	V	06	100
GRANTOR: HUBBARD VISHTI & WILL						
GRANTEE: PRINCE G E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UST=[YR=1993] N14 W22 S18 E2 UEP=[YR=1993] S11 E7 N11 W7\$ E7 N4 E13\$ W13 S34 E11 S10 FEP=[YR=1993] S8 E24 N8 W24\$ E24 N44 \$.