

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY									
Exterior Wall 30 VINYL 100										0100 01 2,870 120.5315 108.78 312,199 2008 2008 0 0 0 6.50 93.50										STANDARD									
Roof Structur 03 GABLE/HIP 100										2 SINGLE FAM - 100% - 2018										Heated Area: 2500 HX Base Yr 2018									
Roof Cover 03 COMP SHNGL 100																													
Interior Wall 05 DRYWALL 100																													
Interior Floo 11 CLAY TILE 50																													
Interior Floo 14 CARPET 50																													
Air Condition 03 CENTRAL 100																													
Heating Type 04 AIR DUCTED 100																													
Bedrooms 3 100																													
Bathrooms 2.5 100																													
Frame 02 WOOD FRAME 100																													
Stories 1. 1. 100																													
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4053.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,500 100 2,500 254,273																													
DCK 256 10 26 2,644																													
FGR 544 55 299 30,411																													
FOP 150 30 45 4,577																													
TOTALS 3,450 2,870 291,906																													
EXTRA FEATURES										85292 MINER 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																													
2 0810 CONCRETE A 0 100 30 15 450.00 SF 6.50 6.50 100 1986 1986 3 52 1,521																													
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2008 2008 3 93 3,255																													
4 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2020 2020 3 98 294																													
5 0478 VF 6 SLAT 0 100 0 0 270.00 LF 15.00 15.00 100 2020 2020 3 98 3,969																													
6 0803 ASPHALT C 0 100 0 0 7,638.00 SF 2.00 2.00 100 2022 2022 3 100 15,276																													
7 0855 CONC PAVER 0 100 0 0 585.00 SF 10.00 10.00 100 2022 2022 3 100 5,850																													
LAND DESCRIPTION										TOTAL OB/XF 30,165																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 OR 0.00 0.00 1.47 AC 1.00 1.00 1.00 80,000.00 80,000.00 117,600																													
2 009630 C SWAMP 0 0.00 0.00 2.81 AC 1.00 1.00 1.00 500.00 500.00 1,405																													
REVIEW DATE 12/17/2020 BY NW										Total Acres: 4.28										Total Land Value: 119,005									
										Market: 0										Agricultural: 0									
										Common: 119,005										PRINTED 08/02/2023 BY SYS									

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