



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		12	CEDAR 100		0900	01	4,087		110.0484	130.68	534,089	1984	1990	0	0	0	16.00	84.00	VALUATION BY																																													
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022													Heated Area: 3455													HX Base Yr 2022													STANDARD																				
Roof Cover		12	MODULAR MT 100																																Tax Group: 4										Tax Dist:																			
Interior Wall		06	CUST PANEL 60																																BUILDING MARKET VALUE										448,635																			
Interior Wall		05	DRYWALL 40																																TOTAL MARKET OB/XF VALUE										59,035																			
Interior Floo		12	HARDWOOD 50																																TOTAL LAND VALUE - MARKET										249,300																			
Interior Floo		14	CARPET 50																																TOTAL MARKET VALUE										756,970																			
Air Condition		03	CENTRAL 100																																SOH/AGL Deduction										203,031																			
Heating Type		04	AIR DUCTED 100																																ASSESSED VALUE										553,939																			
Bedrooms			3 100																																TOTAL EXEMPTION VALUE										HX HB										50,000									
Bathrooms			3 100																																BASE TAXABLE VALUE										503,939																			
Frame		02	WOOD FRAME 100																																TOTAL JUST VALUE										756,970																			
Stories		2.	2. 100																																NCON VALUE										0																			
Units			0 100																																INCOME VALUE																													
Occupancy		00	NONE 100																																PREVIOUS YEAR MKT VALUE										537,843																			
Quality		04	Quality Level 04																																																													
DOR CODE		0100	SINGLE FAMILY																																																													
MAP NUM			MKT AREA																																																													
NEIGHBORHOOD/LOC		4053.00																																																														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																											
BAS		1,595	100	1,595	175,085																																																											
BAS		240	100	240	26,345																																																											
BAS		416	100	416	45,665																																																											
DCK		36	10	4	439																																																											
FDG		840	60	504	55,325																																																											
FSP		200	40	80	8,781																																																											
FUS		1,204	100	1,204	132,165																																																											
STP		16	10	2	219																																																											
UOP		210	20	42	4,611																																																											
TOTALS		4,757		4,087	448,635																																																											
EXTRA FEATURES					86134 BEAR LN, 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		0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360																																															
3		0812	CONCRETE C	0	100	0	0	1,523.00	SF	4.00	4.00	100	2001	2001	3	82	4,995																																															
4		0351	CARPORT MT	0	100	30	30	900.00	SF	5.90	5.90	100	1999	1999	3	20	1,062																																															
6		0351	CARPORT MT	0	100	40	30	1,200.00	SF	8.50	8.50	100	1999	1999	3	20	2,040																																															
7		0510	GARAGE WD-	0	100	40	30	1,200.00	SF	20.65	20.65	100	1999	1999	3	28	6,938																																															
8		0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	2001	2001	3	82	3,369																																															
9		0861	POOL GUNIT	0	100																																																											

[illegible]