



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																				
Exterior Wall	10	ABOVE AVG 70								0900	01	2,366	105.6685	125.48	296,886	2004	2004	0	0	0	8.65	91.35	VALUATION BY																				
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM - 100% - 2023										Heated Area: 2018										HX Base Yr 2023													
Roof Structur	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:													
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										271,205													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										16,620													
Interior Floo	11	CLAY TILE 50																		TOTAL LAND VALUE - MARKET										65,000													
Interior Floo	14	CARPET 50																		TOTAL MARKET VALUE										352,825													
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										44,773													
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										308,052													
Bedrooms	3	100																		TOTAL EXEMPTION VALUE										HX HB VX													
Bathrooms	2	100																		BASE TAXABLE VALUE										253,052													
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										352,825													
Stories	1.	1. 100								NCON VALUE										0																							
Units	0	100								INCOME VALUE																																	
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										275,948																							
Quality																						02		Quality Level 02																			
DOR CODE																						0100		SINGLE FAMILY																			
MAP NUM																								MKT AREA		04																	
NEIGHBORHOOD/LOC																						4045.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,018	100	2,018	231,316																																							
FGR	460	55	253	29,000																																							
FOP	36	30	11	1,261																																							
FSP	211	40	84	9,628																																							
TOTALS																						2,725	2,366	271,205																			
EXTRA FEATURES																						86684 RIVERWOOD 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	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2004	2004	3	86	3,461																											
2	0861	POOL GUNIT	0	100	0	0	140.00	SF	85.00	85.00	100	2004	2004	3	40	4,760																											
3	0845	KOOL DECK	0	100	0	0	666.00	SF	7.25	7.25	100	2020	2020	3	99	4,780																											
4	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2013	2013	3	87	3,619																											
LAND DESCRIPTION																						TOTAL OB/XF 16,620																					
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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																										
REVIEW DATE 03/13/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																																											