



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	07	ASB SHNGLE 100	0100	01	933	83.0000	74.91	69,891	1935	1960	0	0	0	38.50	61.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 916 HX Base Yr										
Roof Cover	12	MODULAR MT 100														Tax Group: 4 Tax Dist:										
Interior Wall	04	PLYWOOD 100														BUILDING MARKET VALUE 42,983										
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 6,780										
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 87,840										
Air Condition	01	NONE 100														TOTAL MARKET VALUE 137,603										
Heating Type	01	NONE 100														SOH/AGL Deduction 4,076										
Bedrooms	2	100														ASSESSED VALUE 133,527										
Bathrooms	1	100														TOTAL EXEMPTION VALUE 0										
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 133,527										
Stories	1.	1. 100														TOTAL JUST VALUE 137,603										
Units	0	100	NCON VALUE 0																							
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 128,573																							
Quality			03	Quality Level 03																						
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	916	100	916	42,200																						
UOP	84	20	17	783																						
TOTALS			1,000	933	42,983																					
EXTRA FEATURES			154207 CR 108, 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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000										
3	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	2001	2001	3	20	780										
LAND DESCRIPTION			TOTAL OB/XF 6,780																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000115	C	SFR ACRES	0		OR	0.00	0.00	4.88	AC		1.00	1.00	1.00	18,000.00	18,000.00	87,840									
REVIEW DATE 09/19/2018 BY KBA Total Acres: 4.88 Total Land Value: 87,840 Market: 0 Agricultural: 0 Common: 87,840 PRINTED 08/02/2023 BY SYS																										