



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	19	COMMON BRK 100	0100	01	2,145	120.5400	108.79	233,355	1965	1970	0	0	0	36.00	64.00	VALUATION BY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 1840										HX Base Yr						
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	04	4 100																											
Bathrooms	02	2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	00	0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
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	1,840	100	1,840	128,111																									
FEP	336	80	269	18,730																									
FOP	120	30	36	2,506																									
TOTALS			2,296		2,145	149,347																							
EXTRA FEATURES			86225 PINWOOD 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	0511	GARAGE CB-	0 100	18	28	504.00	SF	24.00	24.00	100	1975	1975	3	27	3,266														
2	0810	CONCRETE A	0 100	0	0	38.00	SF	6.50	6.50	100	1975	1975	3	27	67														
3	0811	CONCRETE B	0 100	23	22	506.00	SF	5.20	5.20	100	1980	1980	3	35	921														
4	0810	CONCRETE A	0 100	0	0	150.00	SF	6.50	6.50	100	1980	1980	3	35	341														
LAND DESCRIPTION																													
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	000115	C	SFR ACRES	100		OR	0.00	0.00	0.77	AC		1.00	1.00	0.95	80,000.00	76,000.00	58,520												
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