



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 70		
Interior Wall	05	DRYWALL 30		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		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	2,186	100	2,186	155,574
FCP	405	25	101	7,188
FOP	60	30	18	1,281
TOTALS	2,651		2,305	164,043

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,305	118.5800	107.02	246,681	1945	1975	0	0	33.50	66.50
1 SINGLE FAM - 100% - 2006 Heated Area: 2186 HX Base Yr 2006											
86092 PALM TREE DR, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				164,043		
TOTAL MARKET OB/XF VALUE				4,814		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				208,857		
SOH/AGL Deduction				88,616		
ASSESSED VALUE				120,241		
TOTAL EXEMPTION VALUE		HX HB DX		55,000		
BASE TAXABLE VALUE				65,241		
TOTAL JUST VALUE				208,857		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				171,885		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0810	CONCRETE A	0 100	0	0	348.00	SF	6.50	6.50	100	1995
TOTAL OB/XF 4,814											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0008	RM	169.00	100.00	1.00	LT	1.00
TOTAL OB/XF 4,814											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSRV											