

DAVIS MARK D
85217 JOHNSON LN
YULEE, FL 32097

2023



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			
Exterior Wall		18		CEMENT BRK 100		0100		01		2,183		113.6800		102.60		223,976		1973		1973		0		0		35.75		64.25			
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2005								Heated Area: 1568										HX Base Yr 2005					
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		04		PLYWOOD 100																											
Interior Floor		14		CARPET 100																											
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																											
NEIGHBORHOOD/LOC				4053.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,568		100		1,568		103,363																							
FGR		728		55		400		26,368																							
FOP		144		30		43		2,835																							
FOP		200		30		60		3,955																							
FSP		280		40		112		7,383																							
TOTALS		2,920				2,183		143,905																							
EXTRA FEATURES																															
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		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1980		1980		3		49		1,715			
2		0940		SHEDS/PORT		0 100		0 0		960.00		SF		20.10		20.10		100		1985		1985		3		20		3,859			
3		0940		SHEDS/PORT		0 100		10 24		240.00		SF		20.10		20.10		100		1980		1980		3		20		965			
4		0681		POLE SHED		0 100		10 24		240.00		SF		15.00		15.00		100		1985		1985		3		20		720			
5		0812		CONCRETE C		0 100		0 0		4,168.00		SF		4.00		4.00		100		1989		1989		3		59.5		9,920			
6		0681		POLE SHED		0 100		11 40		440.00		SF		15.00		15.00		100		1985		1985		3		20		1,320			
7		0681		POLE SHED		0 100		10 16		160.00		SF		15.00		15.00		100		1985		1985		3		20		480			
8		0845		KOOL DECK		0 100		130 4		520.00		SF		7.25		7.25		100		1989		1989		3		59.5		2,243			
9		0861		POOL GUNIT		0 100		0 0		512.00		SF		85.00		85.00		100		1989		1989		3		20		8,704			