

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 100										0100 01 5,497 104.2388 94.08 517,158 1997 2000 0 0 0 10.75 89.25										Tax Group: 4 Tax Dist: STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2001 Heated Area: 4697 HX Base Yr										BUILDING MARKET VALUE 461,564									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 92,513									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 81,600									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 635,677									
Interior Floo 12 HARDWOOD 30																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 635,677									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 13 635,677									
Bedrooms 5 100																				BASE TAXABLE VALUE 0									
Bathrooms 4 100																				TOTAL JUST VALUE 635,677									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 508,646									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
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																													
BAL 86 15 13 1,092																													
BAS 1,945 100 1,945 163,315																													
BAS 1,020 100 1,020 85,646																													
FGR 759 55 417 35,014																													
FOP 192 30 58 4,870																													
FOP 51 30 15 1,259																													
FOP 216 30 65 5,458																													
FOP 255 30 76 6,381																													
FOP 255 30 76 6,381																													
FSP 200 40 80 6,717																													
TOTALS 6,711 5,497 461,564																													
EXTRA FEATURES										25276 CRADY LAKE 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 0810 CONCRETE A 0 100 0 0 328.00 SF 6.50 6.50 100 1997 1997 3 75 1,599																													
2 0820 WOOD WALK 0 100 16 4 64.00 SF 11.75 11.75 100 1997 1997 3 40 301																													
3 0855 CONC PAVER 0 100 0 0 2,164.00 SF 10.00 10.00 100 2013 2013 3 95 20,558																													
4 0861 POOL GUNIT 0 100 28 37 1,036.00 SF 85.00 85.00 100 2013 2013 3 75 66,045																													
5 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2013 2013 3 65 650																													
6 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2013 2013 3 96 3,360																													
LAND DESCRIPTION										TOTAL OB/XF 92,513																			
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 000133 C SFR LAKE 100 0.00 0.00 1.02 AC 1.00 1.00 1.00 80,000.00 80,000.00 81,600																													
REVIEW DATE 09/19/2018 BY SBX										Total Acres: 1.02 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600										PRINTED 08/02/2023 BY SYS									