



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	16	WD FR STUC 100	0100	01	2,817	115.0800	103.86	292,574	2002	2002	0	0	0	10.00	90.00	VALUATION BY STANDARD																									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2003													Heated Area: 2431													HX Base Yr 2003												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	14	CARPET 70																																							
Interior Floor	13	LVT/LAMMT 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	100																																							
Bathrooms	3	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.5	1.5 100																																							
Units	0	100																																							
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																																					
BAS	1,869	100	1,869	174,703																																					
FGR	543	55	299	27,949																																					
FOP	138	30	41	3,832																																					
FOP	144	30	43	4,019																																					
FUS	562	100	562	52,532																																					
STP	30	10	3	281																																					
TOTALS		3,286	2,817	263,317																																					
EXTRA FEATURES					85177 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	0811	CONCRETE B	0	100	0	0	668.00	SF 5.20	5.20	100	2002	2002	3	83	2,883																										
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	2002	2002	3	87	3,045																										
LAND DESCRIPTION		TOTAL OB/XF		5,928																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	80,000.00	80,000.00	89,600																								
REVIEW DATE 09/19/2018 BY SBX Total Acres: 1.12 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 08/02/2023 BY SYS																																									