

LOT 203
NASSAU CROSSING PHASE 1
OR 2344/490

RM1 SFR PROPCO B LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2023

42-2N-27-1090-0203-0000



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	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	1,744	120.1000	108.39	189,032	2021	2021	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1480									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 70																							
Interior Floo	14	CARPET 30																							
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																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			04																		
NEIGHBORHOOD/LOC			4091.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,480	100	1,480	160,417																					
FGR	400	55	220	23,846																					
FOP	135	30	40	4,336																					
PTO	70	5	4	434																					
TOTALS			2,085	1,744	189,032																				
EXTRA FEATURES			86323 HAMMERHEAD CT, 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	0	0	0	628.00	SF	5.20	5.20	100	2021	2021	3	100	3,266									
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297									
3	0476	VF 6 SBPL	0	0	0	0	84.00	LF	32.00	32.00	100	2021	2021	3	99	2,661									
BUILDING NOTES																									
BUILDING DIMENSIONS																									
BAS=[YR=2021] W28 PTO=[YR=2021] N7 W10 S7 E10\$ W10 S50 E3 FOP=[YR=2021] S6 E16 N5 FGR=[YR=2021] E19 N20 W20 S20 E1\$ W1 N9 W5 S8 W10\$ E10 N8 E5 N11 E20 N31\$.																									
TOTAL OB/XF 6,224																									
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000								
REVIEW DATE 12/06/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																									