



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	15	CONC BLOCK 80	0100	01	1,361	108.9920	98.37	133,882	1992	1996	0	0	0	13.00	87.00	VALUATION BY STANDARD																		
Exterior Wall	17	CB STUCCO 20	1 SINGLE FAM - 100% - 2023										Heated Area: 1352					HX Base Yr																
Roof Structure	03	GABLE/HIP 100																																
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floor	07	CORK/VTILE 100																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		4 100																																
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			4048.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,040	100	1,040	89,005																														
BAS	312	100	312	26,701																														
FOP	30	30	9	770																														
TOTALS			1,382		1,361	116,477																												
EXTRA FEATURES										85038 EADY LN, 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	691.00	SF	5.20	5.20	100	1992	1992	3	66	2,372																		
2	0910	SCRN RM L	0	100	29	12	348.00	SF	15.00	15.00	100	2001	2001	3	20	1,044																		
3	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	2001	2001	3	82	746																		
4	1242	WD DECK A	0	100	14	10	140.00	SF	6.00	6.00	100	2002	2002	3	21	176																		
5	0681	POLE SHED	0	100	22	12	264.00	SF	15.00	15.00	100	2009	2009	3	60	2,376																		
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	27	1,944																		
7	0940	SHEDS/PORT	0	100	10	9	90.00	SF	30.00	30.00	100	2005	2005	3	27	729																		
8	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	100	2005	2005	3	27	1,302																		
9	0681	POLE SHED	0	100	14	10	140.00	SF	15.00	15.00	100	2001	2001	3	30	630																		
10	0855	CONC PAVER	0	100	0	0	150.00	SF	10.00	10.00	100	2005	2005	3	87	1,305																		
LAND DESCRIPTION										TOTAL OB/XF 12,624																								
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	100		RMH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																	
REVIEW DATE	09/18/2018		BY	SBX		Total Acres:	0.00		Total Land Value:	50,000		Market:	0		Agricultural:	0		Common:	50,000											PRINTED 08/02/2023 BY SYS				