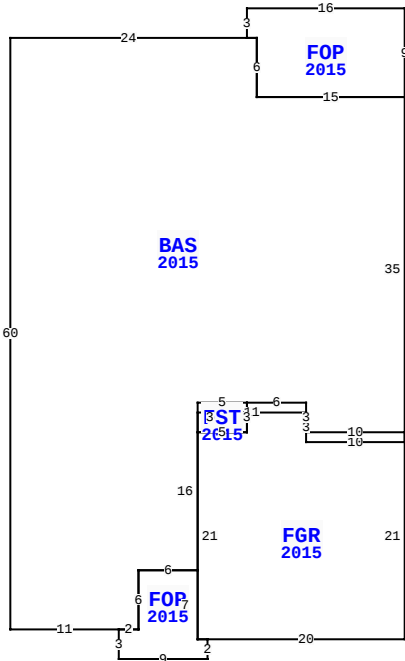


MATHEWS RUSTY ALAN & NICOLE MICHELLE
86163 VEGAS BLVD
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD	05	AVERAGE 70	0100	01	2,162	122.5686	110.62	239,160	2015	2015	0	0	0	3.15	96.85	VALUATION BY					STANDARD										
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2021										Heated Area: 1842					HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											231,626																			
Roof Cover	03	COMP SHNGL 100											2,769																			
Interior Wall	05	DRYWALL 100											50,000																			
Interior Floor	11	CLAY TILE 60											284,395																			
Interior Floor	14	CARPET 40											55,896																			
Air Condition	03	CENTRAL 100											228,499																			
Heating Type	04	AIR DUCTED 100											50,000																			
Bedrooms	3	100											178,499																			
Bathrooms	2	100											284,395																			
Frame	02	WOOD FRAME 100											0																			
Stories	1.	1. 100																														
Units	0	100																														
Occupancy	00	NONE 100																														
Quality		05	Quality Level 05																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA														04															
NEIGHBORHOOD/LOC		4071.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,842	100	1,842	197,343																												
FGR	459	55	252	26,998																												
FOP	62	30	19	2,036																												
FOP	138	30	41	4,392																												
FST	15	55	8	857																												
TOTALS		2,516	2,162	231,626																												
EXTRA FEATURES		86163 VEGAS BLVD, 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	521.00	SF	5.20	5.20	100	2015	2015	3	96	2,601																	
2	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	96	168																	
TOTAL OB/XF 2,769																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000															
REVIEW DATE 03/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																