

KEEN ELIZABETH A
86175 VEGAS BLVD
YULEE, FL 32097

2023

42-2N-27-4370-0145-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4																																																																																																																																																																																																																																																				
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		05		AVERAGE 70		0100		01		1,827		118.6900		107.12		195,708		2008		2008		0		0		0		7.70		92.30		VALUATION BY					STANDARD																																																																																																																																																																																																																																																	
Exterior Wall		20		FACE BRICK 30		1		SINGLE FAM - 100%		- 0				Heated Area: 1574				HX Base Yr												Tax Group: 4					Tax Dist:																																																																																																																																																																																																																																																			
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					180,638																																																																																																																																																																																																																																																			
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					5,224																																																																																																																																																																																																																																																			
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					50,000																																																																																																																																																																																																																																																			
Interior Floo		14		CARPET 70																										TOTAL MARKET VALUE					235,862																																																																																																																																																																																																																																																			
Interior Floo		08		SHT VINYL 30																										SOH/AGL Deduction					102,063																																																																																																																																																																																																																																																			
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					133,799																																																																																																																																																																																																																																																			
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000																																																																																																																																																																																																																																																			
Bedrooms				3 100																										BASE TAXABLE VALUE					83,799																																																																																																																																																																																																																																																			
Bathrooms				2 100																										TOTAL JUST VALUE					235,862																																																																																																																																																																																																																																																			
Frame		02		WOOD FRAME 100																										NCON VALUE					0																																																																																																																																																																																																																																																			
Stories		1.		1. 100																										INCOME VALUE																																																																																																																																																																																																																																																								
Units				0 100																										PREVIOUS YEAR MKT VALUE					202,705																																																																																																																																																																																																																																																			
Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																		
Quality		05		Quality Level 05																																																																																																																																																																																																																																																																																		
DOR CODE		0100		SINGLE FAMILY																																																																																																																																																																																																																																																																																		
MAP NUM				MKT AREA																																																																																																																																																																																																																																																																																		
NEIGHBORHOOD/LOC		4071.00																																																																																																																																																																																																																																																																																				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																														
BAS		1,574		100		1,574		155,624																																																																																																																																																																																																																																																																														
FGR		420		55		231		22,840																																																																																																																																																																																																																																																																														
FOP		56		30		17		1,681																																																																																																																																																																																																																																																																														
PTO		108		5		5		495																																																																																																																																																																																																																																																																														
TOTALS		2,158				1,827		180,638																																																																																																																																																																																																																																																																														
EXTRA FEATURES										86175 VEGAS BLVD, YULEE										BLD DATE 05/17/2022 NW LGL DATE																																																																																																																																																																																																																																																																		
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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																																																																																																																																																																																																																																																																						