

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	1,012 100 1,012 101,186
FGR	424 55 233 23,297
FOP	36 30 11 1,100
FOP	128 30 38 3,800
FUS	1,387 100 1,387 138,681
STR	33 10 3 300
TOTALS	3,020 2,684 268,363

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,684	113.6256	102.55	275,244	2016	2016	0	0	2.50	97.50	

1 SINGLE FAM - 100% - 2021 Heated Area: 2399 HX Base Yr 2021

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VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,363
TOTAL MARKET OB/XF VALUE		4,220
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		322,583
SOH/AGL Deduction		63,176
ASSESSED VALUE		259,407
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		204,407
TOTAL JUST VALUE		322,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531057	CO ISSUED	0	01/22/2016
B1531057	NEW CONSTR	292,225	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/0376	4/29/2020	WD Q	Q	I	01	259,000
GRANTOR: MILLER NICHOLAS G & S						
GRANTEE: BRAYLEY JOSEPH P &						
2043/1182	5/02/2016	WD Q	Q	I	01	224,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MILLER NICHOLAS G &						

EXTRA FEATURES																
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	0810	CONCRETE A	0	100	9	3			6.50	100	2016	2016	3	97	170	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2016	2016	3	97	4,050	

TOTAL OB/XF												
86055 RIO WAY, YULEE												
BLD DATE	XF DATE	INC DATE	05/17/2022	NW	LGL DATE	LAND DATE	AG DATE					

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP=[YR=2016] W8 BAS=[YR=2016] W32 S37 E12 S3 FOP=[YR=2016] S4 E9 N4 FGR=[YR=2016] E19 N 24 W11 S4 W 8 S20\$ W9\$ E9 N20 E8 N4 E3 N16\$ S16 E8 N16\$ PTR= E30 FUS=[YR=2016] E40 S37 W19 N6 STR=[YR=2016] W3 N11 E3 S11 \$ N11 W3 S10 W6 S7 W12 N37\$ W30\$.												

LAND DESCRIPTION																								
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							