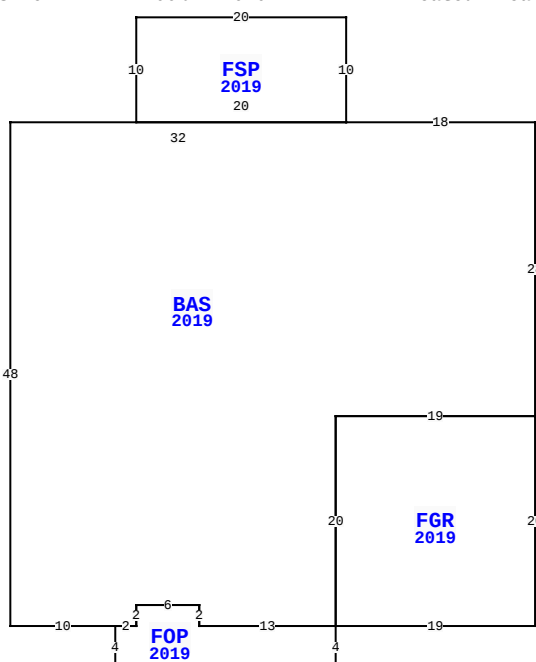




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 90		0100	01	2,326	120.5204	108.77	252,999	2019	2019		0	0	1.05	98.95	VALUATION BY		STANDARD																		
Exterior Wall		21	STONE 10		1 SINGLE FAM - 100% - 2020										Heated Area: 2008					HX Base Yr 2020					Tax Group: 4		Tax Dist:											
Roof Structur		03	GABLE/HIP 100																BUILDING MARKET VALUE										250,343									
Roof Cover		03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE										5,287									
Interior Wall		05	DRYWALL 100																TOTAL LAND VALUE - MARKET										50,000									
Interior Floo		14	CARPET 70																TOTAL MARKET VALUE										305,630									
Interior Floo		11	CLAY TILE 30																SOH/AGL Deduction										112,454									
Air Condition		03	CENTRAL 100																ASSESSED VALUE										193,176									
Heating Type		04	AIR DUCTED 100																TOTAL EXEMPTION VALUE										HX HB		50,000							
Bedrooms		3	100																BASE TAXABLE VALUE										143,176									
Bathrooms		2	100																TOTAL JUST VALUE										305,630									
Frame		02	WOOD FRAME 100																NCON VALUE										0									
Stories		1.	1. 100																INCOME VALUE																			
Units		0	100																PREVIOUS YEAR MKT VALUE										261,632									
Occupancy		00	NONE 100																																			
Quality		05	Quality Level 05																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA																		04																	
NEIGHBORHOOD/LOC		4071.0100																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,008	100	2,008	216,117																																		
FGR	380	55	209	22,494																																		
FOP	96	30	29	3,121																																		
FSP	200	40	80	8,611																																		
TOTALS		2,684		2,326	250,343																																	
EXTRA FEATURES					86625 ILLUSIVE LAKE CT, YULEE										BLD DATE 05/17/2022 NW					LGL DATE																		
															XF DATE					LAND DATE																		
															INC DATE					AG DATE																		
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	1,027.00	SF	5.20	5.20	100	2019	2019	3	99	5,287																								