



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 100		0100	01	2,451	114.0480	102.93	252,281	2020	2020		0	0	0.50	99.50	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 2133					HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					251,020									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					44,389									
Interior Floo		13	LVT/LAMNT 50																	TOTAL LAND VALUE - MARKET					50,000									
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE					345,409									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					67,402									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					278,007									
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB					50,000				
Bathrooms			2 100																	BASE TAXABLE VALUE					228,007									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					345,409									
Stories		1.	1. 100																	NCON VALUE					0									
Units			0 100																	INCOME VALUE														
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE					290,197									
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	2,133	100	2,133	218,452																														
FGR	471	55	259	26,526																														
FOP	57	30	17	1,741																														
FOP	140	30	42	4,301																														
TOTALS		2,801	2,451	251,020																														
EXTRA FEATURES					86585 LAZY LAKE CIR, 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	0810	CONCRETE A	0 100	0 0	515.00	SF	6.50	6.50	100	2020	2020	3	99	3,314																				
2	0463	FENCE GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588																				
3	0462	ST/AL FNC	0 100	0 0	480.00	SF	10.00	10.00	100	2020	2020	3	95	4,560																				
4	0861	POOL GUNIT	0 100	0 0	364.00	SF	85.00	85.00	100	2020	2020	3	95	29,393																				
5	0855	CONC PAVER	0 100	0 0	660.00	SF	10.00	10.00	100	2020	2020	3	99	6,534																				
LAND DESCRIPTION					TOTAL OB/XF										44,389																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																	