

YULEE WOODS #2 PB 5/83 & 84

YULEE, FL 32097

2023

42-2N-27-4612-0008-0090

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		25		MOD METAL 100		0820		02		952		67.3400		43.77		41,669		1984		1984		0		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		01		FLAT 100		1		M/H		93-		-		100%		-		2015		Heated Area:		952		HX Base Yr		2015		Tax Group: 4					Tax Dist:								
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					12,501						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					128						
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					80,000						
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					92,629						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					57,374						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					35,255						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					25,000						
Bathrooms				2 100																										BASE TAXABLE VALUE					10,255						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					92,629						
Stories				0 0 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
				0 100																										PREVIOUS YEAR MKT VALUE					69,289						