

BLOCK 4 LOT 8
IN OR 1652/2000
R672867 & R672868

KEY ERIC S & CYNTHIA
85033 JEFFREY AVENUE
YULEE, FL 32097

2023

42-2N-27-4613-0004-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	1,741	117.2000	82.04	142,832	1998	1998	0	0	0	56.00	44.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1741										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								27 65 27 35 14 16 BAS 1998																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		0200 MOBILE HOME																																					
MAP NUM										MKT AREA		04																											
NEIGHBORHOOD/LOC		4048.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA					SUBAREA MARKET VALUE																															
BAS	1,741	100	1,741					62,846																															
TOTALS		1,741		1,741		62,846																																	
EXTRA FEATURES										85033 JEFFERY AVE, YULEE										BLD DATE 07/06/2015 KK LGL DATE XF DATE INC 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	0500	FP-PRE FAB		0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905																						
2	0351	CARPORT MT		0	0	20	21	420.00	SF	5.60	5.60	100	1997	1997	3	20	470																						
3	0510	GARAGE WD-		0	0	20	24	480.00	SF	35.00	35.00	100	1999	1999	3	28	4,704																						
4	0752	USP		0	0	18	12	216.00	SF	15.00	15.00	100	2011	2011	3	68	2,203																						
5	1242	WD DECK A		0	0	14	9	126.00	SF	10.00	10.00	100	2011	2011	3	55	693																						
LAND DESCRIPTION																				TOTAL OB/XF 10,975																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																						
REVIEW DATE 08/18/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																							