



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	PAGE 1 of 1														
Exterior Wall	19	COMMON BRK 100	0100	01	2,435	131.5160	118.69	289,010	1978	1980	0	0	0	31.00	69.00	VALUATION BY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1854													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
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																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	05	Quality Level 05																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA														04													
NEIGHBORHOOD/LOC	4031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,854	100	1,854	151,835																									
FGR	690	55	380	31,120																									
FSP	480	40	192	15,724																									
UOP	44	20	9	737																									
TOTALS	3,068		2,435	199,417																									
EXTRA FEATURES					97045 BELLEVILLE LN, YULEE																								
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	26	24	624.00	SF	6.50	6.50	100	1980	1980	3	35	1,420														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715														
3	0861	POOL GUNIT	0 100	18	35	630.00	SF	85.00	85.00	100	1986	1986	3	20	10,710														
4	0845	KOOL DECK	0 100	0	0	1,120.00	SF	7.25	7.25	100	1986	1986	3	52	4,222														
5	0911	SCRN RM A	0 100	35	50	1,750.00	SF	17.50	17.50	100	1986	1986	3	20	6,125														
7	1242	WD DECK A	0 100	20	10	200.00	SF	10.00	10.00	100	2001	2001	3	20	400														
8	0300	BOAT DCK W	0 100	0	0	1,012.00	SF	40.00	40.00	100	2001	2001	3	30	12,144														
9	0311	WD GANG WY	0 100	0	0	16.00	SF	22.50	22.50	100	2001	2001	3	20	72														
10	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	400														
11	0303	FLT DOCK W	0 100	10	8	80.00	SF	26.00	26.00	100	2001	2001	3	30	624														
LAND DESCRIPTION					TOTAL OB/XF 37,832																								
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	000115	C	SFR ACRES	100	0008	RS-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	80,000.00	80,000.00	115,200												
REVIEW DATE 09/25/2018 BY KW																													
Total Acres: 1.44					Total Land Value: 115,200					Market: 0					Agricultural: 0					Common: 115,200					PRINTED 08/02/2023 BY SYS				