



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	12	CEDAR 100	0100	01	1,935	124.9402	112.76	218,191	1993	1993	0	0	14.50	85.50	VALUATION SUMMARY																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1885													HX Base Yr												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	11	CLAY TILE 30																																							
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																																							
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	1,885	100	1,885	181,733																																					
FOP	168	30	50	4,820																																					
TOTALS			2,053	1,935	186,553																																				
EXTRA FEATURES			97573 CHESTER RIVER RD, 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	0	0	0	480.00	SF	6.50	6.50	100	1993	1993	3	68	2,122																									
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660																									
3	0810	CONCRETE A	0	0	0	0	448.00	SF	6.50	6.50	100	1996	1996	3	73	2,126																									
4	0511	GARAGE CB-	0	0	26	30	780.00	SF	40.00	40.00	100	1996	1996	3	73	22,776																									
LAND DESCRIPTION			TOTAL OB/XF 29,684																																						
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	000100	C	SFR	0	0008	RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																								
REVIEW DATE 10/15/2018 BY KWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																									