



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	31	HARDIE BRD 70	0900	01	2,952	95.5134	113.42	334,816	2011	2011	0	0	0	5.15	94.85	VALUATION BY STANDARD																										
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2022													Heated Area: 2549													HX Base Yr 2022													
Roof Structure	03	GABLE/HIP 100															VALUATION SUMMARY																									
Roof Cover	03	COMP SHNGL 100															Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE													317,573												
Interior Floor	14	CARPET 70															TOTAL MARKET OB/XF VALUE													50,940												
Interior Floor	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET													75,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE													443,513												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction													66,137												
Bedrooms	4	100															ASSESSED VALUE													377,376												
Bathrooms	3	100															TOTAL EXEMPTION VALUE													HX HB 50,000												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE													327,376												
Stories	1.	1. 100	TOTAL JUST VALUE													443,513																										
Units	0	100	NCON VALUE													0																										
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 366,384																										
Quality															01 Quality Level 01																											
DOR CODE															0100 SINGLE FAMILY																											
MAP NUM															MKT AREA 04																											
NEIGHBORHOOD/LOC															4063.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,549	100	2,549	274,219																																						
FGR	550	55	302	32,489																																						
FOP	35	30	10	1,076																																						
FOP	90	30	27	2,904																																						
FOP	208	30	62	6,670																																						
PTO	33	5	2	215																																						
TOTALS															3,465 2,952 317,573																											
EXTRA FEATURES															97418 BLUFF VIEW CIR, YULEE																											
															BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU																											
															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	0812	CONCRETE C	0	100	0	0	1,212.00	SF	4.00	4.00	100	2011	2011	3	93	4,509																										
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2011	2011	3	93	381																										
3	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2012	2012	3	85	4,733																										
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255																										
5	0462	ST/AL FNC	0	100	90	4	360.00	SF	10.00	10.00	100	2012	2012	3	71	2,556																										
6	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2014	2014	3	78	33,946																										
7	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2014	2014	3	95	4,560																										
TOTAL OB/XF 50,940																																										
LAND DESCRIPTION																																										
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																									
1	000116	C	SFR MARSH	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																									
REVIEW DATE 05/02/2018 BY KWX																																										
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000																																										
PRINTED 08/02/2023 BY SYS																																										