

PT LOT 32 IN OR 673/705
(EX ESMT IN OR 630/47 & EX
UTIL ESMT IN OR 1228/1009)

GREEN BARBARA
PO BOX 454
YULEE, FL 32041-0454

2023

42-3N-28-5080-0032-0020



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	16	WD FR STUC 100								0100	01	756	113.3000	102.25	77,301	1960	1985	0	0	0	18.50	81.50	STANDARD																										
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 0										Heated Area: 756										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100																																															
Interior Wall	04	PLYWOOD 50																																															
Interior Wall	05	DRYWALL 50																																															
Interior Floo	08	SHT VINYL 100																																															
Air Condition	01	NONE 100																																															
Heating Type	02	CONVECTION 100																																															
Bedrooms		2 100																																															
Bathrooms		1 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
BUD8 Adjustme	04	DIST 01 100																																															
Occupancy	00	NONE 100																																															
Quality		03	Quality Level 03																																														
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	756	100	756	63,000																																													
TOTALS		756	756	63,000																																													
EXTRA FEATURES										97079 ADDISON PL, YULEE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/20/2023 MLU									
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	0510	GARAGE WD-	0 100	26	26	676.00	SF	23.45	23.45	100	1975	1975	3	20	3,170																																		
3	0810	CONCRETE A	0 100	30	4	120.00	SF	6.50	6.50	100	1985	1985	3	49.5	386																																		
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																																		
LAND DESCRIPTION																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	OR	0.00	0.00	2.90	AC		1.00	1.00	0.60	80,000.00	48,000.00	139,200																																
REVIEW DATE 06/14/2021 BY KWA Total Acres: 2.90 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 08/02/2023 BY SYS																																																	