



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	VALUATION SUMMARY													
Exterior Wall	30	VINYL 100	0800	02	2,112	117.6000	82.32	173,860	2001	2012	0	0	0	28.00	72.00	VALUATION BY													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0										Heated Area: 1920					HX Base Yr					STANDARD						
Roof Cover	03	COMP SHNGL 100	24 16 USP 2014 16 24 50 BAS 2001 30 14 30 64										Tax Group: 4					Tax Dist:											
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					125,179											
Interior Floor	14	CARPET 90											TOTAL MARKET OB/XF VALUE					5,894											
Interior Floor	08	SHT VINYL 10											TOTAL LAND VALUE - MARKET					80,000											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					211,073											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					40,456											
Bedrooms		3 100											ASSESSED VALUE					170,617											
Bathrooms		2 100											TOTAL EXEMPTION VALUE					0											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					170,617											
Stories	1.	1. 100											TOTAL JUST VALUE					211,073											
Units		0 100	NCON VALUE					0																					
Quality		03	Quality Level 03													INCOME VALUE													
DOR CODE		0200	MOBILE HOME													PREVIOUS YEAR MKT VALUE													
MAP NUM			MKT AREA															155,106											
NEIGHBORHOOD/LOC		4048.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,920	100	1,920	113,799																									
USP	384	50	192	11,380																									
TOTALS		2,304	2,112	125,179																									
EXTRA FEATURES					85256 ANGIE RD, YULEE										BLD DATE 04/13/2015 KK					LGL 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	LAND DATE												
9	1242	WD DECK A	0	0	18	12			216.00	SF	10.00	2003	2003	3	22	475		AG DATE											
10	0940	SHEDS/PORT	0	0	20	10			200.00	SF	30.00	2010	2010	3	50	3,000													
11	0681	POLE SHED	0	0	18	14			252.00	SF	15.00	2010	2010	3	64	2,419													