



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	31	HARDIE BRD 80	0100	01	849	125.1910	112.98	95,920	2003	2003			0	0	10.25	89.75	VALUATION BY																										
Exterior Wall	20	FACE BRICK 20	1 SINGLE FAM - 100% - 2019										Heated Area: 495					HX Base Yr 2019					Tax Group: 4					Tax Dist:															
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE										317,629																				
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										36,927																				
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										80,000																				
Interior Floo	12	HARDWOOD 90											TOTAL MARKET VALUE										434,556																				
Interior Floo	15	HARDTILE 10											SOH/AGL Deduction										123,297																				
Air Condition	03	CENTRAL 100											ASSESSED VALUE										311,259																				
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										55,000																				
Bedrooms	1	100											BASE TAXABLE VALUE										256,259																				
Bathrooms	1	100											TOTAL JUST VALUE										434,556																				
Frame	02	WOOD FRAME 100											NCON VALUE										42,069																				
Stories	1.	1. 100											INCOME VALUE																														
Units	0	100											PREVIOUS YEAR MKT VALUE										334,568																				
Occupancy	00	NONE 100																																									
Quality			02	Quality Level 02																																							
DOR CODE			0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA		04																																						
NEIGHBORHOOD/LOC			4082.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	495	100	495	50,193																																							
FGR	545	55	300	30,420																																							
PTO	120	5	6	609																																							
UOP	240	20	48	4,867																																							
TOTALS	1,400		849	86,088																																							
EXTRA FEATURES					85641 AVANT 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	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2003	2003	3	84	2,970																											
2	0861	POOL GUNIT	0	100	0	0	126.00	SF	170.00	170.00	100	2004	2004	3	40	8,568																											
3	0911	SCRN RM A	0	100	20	47	940.00	SF	17.50	17.50	100	2004	2004	3	24	3,948																											
4	0845	KOOL DECK	0	100	0	0	814.00	SF	7.25	7.25	100	2004	2004	3	86	5,075																											
5	1127	BRICK 8"	0	100	0	0	27.00	SF	11.00	11.00	100	2004	2004	3	96	285																											
6	0461	IRON FENCE	0	100	0	0	52.00	SF	8.50	8.50	100	2004	2004	3	89	393																											
7	0812	CONCRETE C	0	100	0	0	4,421.00	SF	4.00	4.00	100	2004	2004	3	86	15,208																											
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	24	480																											

REVIEW DATE	02/09/2023	BY	NWA	Total Acres:	0.00	Total Land Value:	80,000	Market:	0	Agricultural:	0	Common:	80,000	PRINTED 08/02/2023 BY SYS
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