

MURRAY WALTER SCOTT SR
85290 AVANT RD
YULEE, FL 32097

43-2N-27-4641-0002-0220

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		25	MOD METAL 100		0150	01	1,388	89.9080	44.95	62,391		2010	2010		0	0	6.00	94.00	VALUATION BY										STANDARD										
Roof Structur		10	STEEL FRME 100		1 ACCESSORY U - 0% - 0															Heated Area: 560										HX Base Yr									
Roof Cover		12	MODULAR MT 100		-14 -46 -40 -40 -14 -46 -40 -40																																		
Interior Wall		05	DRYWALL 100																																				
Interior Floo		03	CONC FINSH 100																																				
Air Condition		01	NONE 100																																				
Heating Type		01	NONE 100																																				
Bedrooms			1 100																																				
Bathrooms			1 100																																				
Frame		05	STEEL 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		02	Quality Level 02																																				
DOR CODE		0700	MISC RESIDENTIAL																																				
MAP NUM			MKT AREA												04																								
NEIGHBORHOOD/LOC		4082.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	560	100	560	23,662																																			
UGR	1,840	45	828	34,986																																			
TOTALS		2,400	1,388	58,648																																			
EXTRA FEATURES					85307 AVANT RD, YULEE										BLD DATE					LGL DATE																			
															XF DATE					LAND DATE																			
															INC DATE					AG 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	0	0	2,354.00	SF	4.00	4.00	100	2010	2010	3	92	8,663																								
2	0810	CONCRETE A	0	0	0	448.00	SF	6.50	6.50	100	2013	2013	3	95	2,766																								
LAND DESCRIPTION										TOTAL OB/XF										11,429																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																						
															</																								