



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	FR	NORM	% COND	PAGE 1 of 1												
Exterior Wall	05	AVERAGE 100		0100	01	1,200	100.9850	91.14	109,368	1980	1980	0	0	50	17.75	32.25	VALUATION SUMMARY												
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023										Heated Area: 1040					HX Base Yr 2023										
Roof Cover	12	MODULAR MT 100		BAS 1998 UCP 1998															VALUATION BY					STANDARD					
Interior Wall	05	DRYWALL 100																	Tax Group: 4					Tax Dist:					
Interior Floor	14	CARPET 90																	BUILDING MARKET VALUE					35,271					
Interior Floor	15	HARDTILE 10																	TOTAL MARKET OB/XF VALUE					19,804					
Air Condition	03	CENTRAL 100																	TOTAL LAND VALUE - MARKET					170,140					
Heating Type	04	AIR DUCTED 100																	TOTAL MARKET VALUE					225,215					
Bedrooms		2 100																	SOH/AGL Deduction					0					
Bathrooms		1 100																	ASSESSED VALUE					225,215					
Frame	02	WOOD FRAME 100																	TOTAL EXEMPTION VALUE					HX HB 50,000					
Stories	1.	1. 100																	BASE TAXABLE VALUE					175,215					
Units		0 100		TOTAL JUST VALUE					225,215																				
Occupancy	00	NONE 100		NCON VALUE					0																				
Quality		02	Quality Level 02												INCOME VALUE														
DOR CODE		0100	SINGLE FAMILY												PREVIOUS YEAR MKT VALUE														
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4048.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,040	100	1,040	30,568																									
UCP	800	20	160	4,703																									
TOTALS		1,840		1,200	35,271												BLD DATE		10/30/2019		KKA		LGL DATE						
EXTRA FEATURES		85581 CLAXTON RD, YULEE										XF DATE		10/30/2019		KKA		LAND 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	INC DATE		10/30/2019		KKA		AG DATE						
1	0350	CARPORT WD	0 100	14	10	140.00	SF	13.00	13.00	100	2000	2000	3	20	364														
2	0510	GARAGE WD-	0 100	40	22	880.00	SF	35.00	35.00	100	1988	1988	3	20	6,160														
3	0680	POLE SHED	0 100	40	16	640.00	SF	10.00	10.00	100	1990	1990	3	20	1,280														
4	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000														
5	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000														