



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	PAGE 1 of 1									
Exterior Wall	20	FACE BRICK 100	0900	01	2,103	102.7824	122.05	256,671	2016	2016	0	0	4.50	95.50	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017												Heated Area: 1751									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2017									
Interior Wall	05	DRYWALL 100																						
Interior Floor	13	LVT/LAMMT 70																						
Interior Floor	14	CARPET 30																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		2 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Units		0 100																						
Occupancy	00	NONE 100																						
Quality			02	Quality Level 02																				
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	1,751	100	1,751	204,093																				
FGR	567	55	312	36,366																				
FOP	24	30	7	816																				
FST	42	55	23	2,681																				
PTO	196	5	10	1,166																				
TOTALS			2,580	2,103	245,121																			
EXTRA FEATURES			97093 MITCHELL 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	693.00	SF	5.20	5.20	100	2016	2016	3	97	3,495									
BLD DATE 03/03/2023 NW LGL DATE 06/20/2023 MLU																								
XF DATE																								
INC DATE																								
LAND DATE																								
AG DATE																								
BUILDING DIMENSIONS																								
BAS=[YR=2016] W27 PTO=[YR=2016] N14 W14 S14 E14\$ W31 S35																								
E15 N3 FOP=[YR=2016] E6 N4 W6 S4\$ N4 E6 S4 E14 FGR=[YR=2016]																								
S21 E23 N24 FST=[YR=2016] N3 W14 S3 E14\$ W14 N3 W5 S3 W4 S3\$																								
N3 E4 N3 E19 N26\$.																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		0.00	0.00	1.04	AC		1.00	1.00	1.00	80,000.00	80,000.00	83,200							
REVIEW DATE 01/24/2023 BY DJA Total Acres: 1.04 Total Land Value: 83,200 Market: 0 Agricultural: 0 Common: 83,200 PRINTED 08/02/2023 BY SYS																								