



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	12	CEDAR 100	0100	01	1,092	127.9950	115.52	126,148	1987	1987	0	0	0	17.50	82.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1092													HX Base Yr 2023												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	03	CONC FINSH 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	2	100																																							
Bathrooms	1	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	04	DIST 01 100																																							
Occupancy	00	NONE 100																																							
Quality			06	Quality Level 06																																					
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	888	100	888	84,630																																					
BAS	204	100	204	19,442																																					
TOTALS			1,092	1,092																					104,072																
EXTRA FEATURES			97068 IRIS LN, 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	1242	WD DECK A	0	100	8	20			10.00	100	1996	1996	3	20	320																										
3	0350	CARPORT WD	0	100	23	13			13.00	100	2012	2012	3	60	2,332																										
LAND DESCRIPTION			TOTAL OB/XF 2,652																																						
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	0007	RS-1	0.00	0.00	2.90	AC		1.00	1.00	0.70	80,000.00	56,000.00	162,400																								
REVIEW DATE 04/22/2019 BY KW Total Acres: 2.90 Total Land Value: 162,400 Market: 0 Agricultural: 0 Common: 162,400 PRINTED 08/02/2023 BY SYS																																									