



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	05	AVERAGE 100	0900	01	1,644	110.9505	131.75	216,597	2003	2003	0	0	0	9.25	90.75	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 1460 HX Base Yr 2018																			
Roof Cover	12	MODULAR MT 100														VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 4										Tax Dist:									
Interior Floo	11	CLAY TILE 50														BUILDING MARKET VALUE										196,562									
Interior Floo	14	CARPET 50														TOTAL MARKET OB/XF VALUE										17,662									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										111,200									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										325,424									
Bedrooms	2	100														SOH/AGL Deduction										124,976									
Bathrooms	2	100														ASSESSED VALUE										200,448									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										150,448									
Units	0	100	TOTAL JUST VALUE										325,424																						
Occupancy	00	NONE 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										253,929																						
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	1,460	100	1,460	174,562																															
FCP	200	25	50	5,979																															
FOP	20	30	6	718																															
FSP	320	40	128	15,304																															
TOTALS			2,000	1,644	196,562																														
EXTRA FEATURES			97057 HURSEY DR, 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																		
3	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	2003	2003	3	84	197																			
4	0820	WOOD WALK	0	100	0	0	240.00	SF	11.75	11.75	100	2005	2005	3	40	1,128																			
5	0861	POOL GUNIT	0	100	23	12	276.00	SF	85.00	85.00	100	2005	2005	3	44	10,322																			
6	0845	KOOL DECK	0	100	0	0	700.00	SF	7.25	7.25	100	2005	2005	3	87	4,415																			
7	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2008	2008	3	40	1,600																			
TOTAL OB/XF			17,662																																
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	0007		0.00	0.00	1.39	AC		1.00	1.00	1.00	80,000.00	80,000.00	111,200																		
REVIEW DATE 04/17/2019 BY KWA Total Acres: 1.39 Total Land Value: 111,200 Market: 0 Agricultural: 0 Common: 111,200 PRINTED 08/02/2023 BY SYS																																			