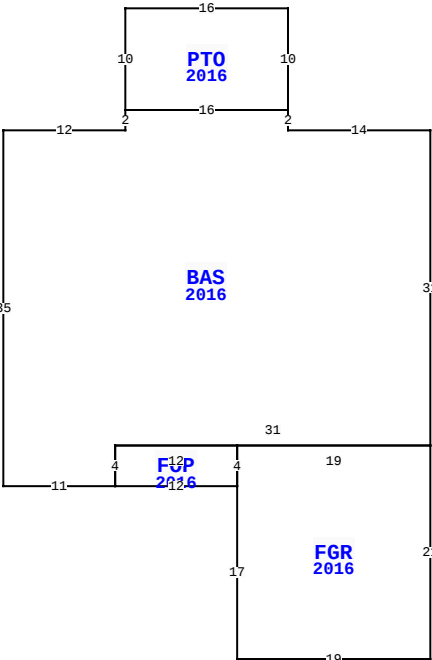




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																											
Exterior Wall	10	ABOVE AVG 70		0100	01	1,619	125.6640	113.41	183,611	2016	2016	0	0	0	3.10	96.90	VALUATION BY					STANDARD																						
Exterior Wall	20	FACE BRICK 30		1 SINGLE FAM - 0% - 2023										Heated Area: 1378					HX Base Yr					Tax Group: 4					Tax Dist:															
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE					177,919																									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					4,268																									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					55,000																									
Interior Floor	08	SHT VINYL 60												TOTAL MARKET VALUE					237,187																									
Interior Floor	14	CARPET 40												SOH/AGL Deduction					0																									
Air Condition	03	CENTRAL 100												ASSESSED VALUE					237,187																									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					0																									
Bedrooms	3	100												BASE TAXABLE VALUE					237,187																									
Bathrooms	2	100												TOTAL JUST VALUE					237,187																									
Frame	02	WOOD FRAME 100												NCON VALUE					0																									
Stories	1.	1. 100		INCOME VALUE																																								
Units	0	100		PREVIOUS YEAR MKT VALUE					221,182																																			
Occupancy	00	NONE 100																																										
Quality		05	Quality Level 05																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA		04																																							
NEIGHBORHOOD/LOC		4074.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,378	100	1,378	151,434																																								
FGR	399	55	219	24,067																																								
FOP	48	30	14	1,539																																								
PTO	160	5	8	879																																								
TOTALS		1,985		1,619	177,919																																							
EXTRA FEATURES					87122 VILLA LN, 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	0		1,100.00	SF 4.00		4.00	100	2016	2016	3	97	4,268																											
LAND DESCRIPTION																									TOTAL OB/XF										4,268									
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	000134	C	SFR POND	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000																											