



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,049	100
FGR	504	55
FOP	70	30
FSP	175	40
TOTALS	2,798	2,417

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,417	115.4538	137.10	331,371	2004	2004	0	0	0 13.50	86.50
1 SNGL FAM - 100% - 2022 Heated Area: 2049 HX Base Yr 2022											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				286,636		
TOTAL MARKET OB/XF VALUE				17,640		
TOTAL LAND VALUE - MARKET				100,000		
TOTAL MARKET VALUE				404,276		
SOH/AGL Deduction				81,839		
ASSESSED VALUE				322,437		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				272,437		
TOTAL JUST VALUE				404,276		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				313,046		

EXTRA FEATURES						96017 SAIL WIND WAY, YULEE				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	0 100	0	0	1,778.00	SF	4.00	4.00	100	2004	2004	3	86	6,116		
2	1127	BRICK 8"	0 100	0	0	28.00	SF	11.00	11.00	100	2004	2004	3	96	296		
3	0855	CONC PAVER	0 100	0	0	500.00	SF	3.00	3.00	100	2006	2006	3	88	1,320		
4	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	2006	2006	3	31	1,860		
5	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	88	2,288		
6	0462	ST/AL FNC	0 100	0	0	1,200.00	SF	10.00	10.00	100	2006	2006	3	48	5,760		