



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100			0800	02	960	116.2000	81.34	78,086	1996	1996	0	0	0	60.00	40.00	STANDARD																
Roof Structur	03	GABLE/HIP 100			1 M/H 94+ - 0% - 0										Heated Area: 960										HX Base Yr									
Roof Cover	03	COMP SHNGL 100			24 40 40 24 BAS 1996																													
Interior Wall	04	PLYWOOD 100																																
Interior Floo	14	CARPET 80																																
Interior Floo	08	SHT VINYL 20																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		2 100																																
Bathrooms		2 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units		0 100																																
Quality		03	Quality Level 03																															
DOR CODE		0200			MOBILE HOME																													
MAP NUM					MKT AREA			04																										
NEIGHBORHOOD/LOC		4031.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	960	100	960	31,234																														
TOTALS		960	960	31,234																														
EXTRA FEATURES					97152 DIAMOND ST, 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	0752	USP	0 0	8 8	64.00	SF	15.00	15.00	100	2010	2010	3	64	614																				
2	0756	FEP	0 0	29 8	232.00	SF	27.00	27.00	100	2010	2010	3	50	3,132																				
3	0820	WOOD WALK	0 0	40 10	400.00	SF	8.81	8.81	100	2005	2005	3	40	1,410																				
LAND DESCRIPTION					TOTAL OB/XF										5,156																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000102	C	SFR/MH	0 0006		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																	
REVIEW DATE 06/23/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/1363	4/01/2021	FJ	U	I	11	100

GRANTOR: NUNEZ LINDA J EST

GRANTEE: WOODRUFF TAYLER LEE

1255/0782	8/27/2004	QC	U	I	01	100
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GRANTOR: NUNEZ LINDA J STURGES

GRANTEE: NUNEZ LINDA J & JAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W40 S24 E40 N24\$.