



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	27	PREFIN MTL 90	0100	01	1,910	85.4560	77.12	147,299	1955	1965	0	0	0	29.25	70.75	VALUATION SUMMARY											
Exterior Wall	04	SINGLE SID 10	1 SINGLE FAM - 100% - 0													Heated Area: 1796											
Roof Structure	03	GABLE/HIP 100														HX Base Yr											
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	04	PLYWOOD 80																									
Interior Wall	02	WALL BD/WD 20																									
Interior Floor	08	SHT VINYL 100																									
Air Condition	01	NONE 100																									
Heating Type	02	CONVECTION 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	03	Quality Level 03																									
DOR CODE	0100	SINGLE FAMILY																									
MAP NUM		MKT AREA														04											
NEIGHBORHOOD/LOC	4053.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,796	100	1,796	97,994																							
FSP	240	40	96	5,238																							
UST	40	45	18	982																							
TOTALS	2,076		1,910	104,214																							
EXTRA FEATURES					77022 CRANDALL RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960											
4	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1997	1997	3	26	562											
6	0681	POLE SHED	0	100	20	14	280.00	SF	15.00	15.00	100	1983	1983	3	20	840											
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152											
8	0350	CARPORT WD	0	100	16	14	224.00	SF	13.00	13.00	100	1997	1997	3	20	582											
10	0510	GARAGE WD-	0	100	22	14	308.00	SF	35.00	35.00	100	1997	1997	3	26	2,803											
11	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2001	2001	3	20	160											
12	0510	GARAGE WD-	0	100	20	30	600.00	SF	17.50	17.50	100	2001	2001	3	30	3,150											
TOTAL OB/XF																		11,209									
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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000										
REVIEW DATE 09/18/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																											