



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	17	CB STUCCO 100	0900	01	3,018	95.8824	113.86	343,629	2003	2003	0	0	0	9.50	90.50	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2004										Heated Area: 2601										HX Base Yr 2004									
Roof Cover	03	COMP SHNGL 100											VALUATION SUMMARY																			
Interior Wall	05	DRYWALL 100											Tax Group: 4										Tax Dist:									
Interior Floo	15	HARDTILE 60											BUILDING MARKET VALUE										310,984									
Interior Floo	14	CARPET 40											TOTAL MARKET OB/XF VALUE										12,097									
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										80,000									
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										403,081									
Bedrooms	3	100											SOH/AGL Deduction										211,974									
Bathrooms	3	100											ASSESSED VALUE										191,107									
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100											BASE TAXABLE VALUE										141,107									
Units	0	100	TOTAL JUST VALUE										403,081																			
Occupancy	00	NONE 100	NCON VALUE										0																			
			INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										299,177																			
Quality			01	Quality Level 01																												
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	2,601	100	2,601	268,016																												
FGR	690	55	380	39,157																												
FOP	56	30	17	1,752																												
PTO	397	5	20	2,061																												
TOTALS			3,744	3,018	310,984																											
EXTRA FEATURES			86161 KEELING LN, 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	1123	CB 8"	0	100	0	0		774.00	SF 6.15	6.15	100	2003	2003	3	84	3,998																
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2003	2003	3	88	3,080																
4	0462	ST/AL FNC	0	100	79	6		474.00	SF 10.00	10.00	100	2005	2005	3	44	2,086																
5	0810	CONCRETE A	0	100	0	0		480.00	SF 6.50	6.50	100	2012	2012	3	94	2,933																
TOTAL OB/XF 12,097																																
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000															
REVIEW DATE 03/08/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																