

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		19	COMMON BRK 100		0100	01	1,705	144.9000	130.77	222,963		1972	1975	0	0	0	0	33.50	66.50	VALUATION BY																																												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1997										Heated Area: 1303										HX Base Yr 1997										Tax Group: 4										Tax Dist:										STANDARD									
Roof Cover		03	COMP SHNGL 100																																BUILDING MARKET VALUE										148,270																			
Interior Wall		05	DRYWALL 100																																TOTAL MARKET OB/XF VALUE										0																			
Interior Floo		14	CARPET 100																																TOTAL LAND VALUE - MARKET										80,000																			
Air Condition		03	CENTRAL 100																																TOTAL MARKET VALUE										228,270																			
Heating Type		04	AIR DUCTED 100																																SOH/AGL Deduction										132,967																			
Bedrooms		3	100																																ASSESSED VALUE										95,303																			
Bathrooms		2	100																																TOTAL EXEMPTION VALUE										HX HB 50,000																			
Frame		02	WOOD FRAME 100																																BASE TAXABLE VALUE										45,303																			
Stories		1.	1. 100																																TOTAL JUST VALUE										228,270																			
Units		0	100																																NCON VALUE										0																			
BUD8 Adjustme		04	DIST 01 100																																INCOME VALUE																													
Occupancy		00	NONE 100																																PREVIOUS YEAR MKT VALUE										190,352																			
Quality		06	Quality Level 06																																																													
DOR CODE		0100	SINGLE FAMILY																																																													
MAP NUM			MKT AREA																																																				04									
NEIGHBORHOOD/LOC		4031.00																																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																												
BAS	1,303	100	1,303	113,311																																																												
FGR	621	55	342	29,741																																																												
FOP	25	30	8	696																																																												
UOP	258	20	52	4,522																																																												
TOTALS		2,207	1,705	148,270																																																												
EXTRA FEATURES					96330 BLACKROCK RD, YULEE										BLD DATE				LGL DATE		06/20/2023		MLU																																									
															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																																																	