



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	12	CEDAR 100	0100	01	2,117	118.3350	106.80	226,096	1988	1988	0	0	0	17.00	83.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1973													Heated Area: 1764										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1973										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	3	100																								
Bathrooms	3	100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units	0	100																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 100																								
Quality			04	Quality Level 04																						
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	1,116	100	1,116	98,927																						
FGR	414	55	228	20,211																						
FOP	216	30	65	5,762																						
FUS	648	100	648	57,441																						
UCP	299	20	60	5,319																						
TOTALS			2,693	2,117	187,660																					
EXTRA FEATURES					96174 MARANATHA 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	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1980	1980	3	20	960											
2	0350	CARPORT WD	0 100	0	0	462.00	SF	13.00	13.00	100	1981	1981	3	20	1,201											
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310											
5	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720											
6	0812	CONCRETE C	0 100	0	0	1,108.00	SF	4.00	4.00	100	1996	1996	3	73	3,235											
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		RMH	100.00	210.00	0.48	AC		1.00	1.00	1.50	80,000.00	120,000.00	57,600									
REVIEW DATE 04/17/2017 BY KWX Total Acres: 0.48 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 08/02/2023 BY SYS																										