



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	19	COMMON BRK 100	0900	01	3,557	98.8200	117.35	417,414	1987	1987	0	0	27.50	72.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1988													Heated Area: 3395									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1988									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality	01	Quality Level 01																							
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	3,395	100	3,395	288,842																					
FOP	40	30	12	1,021																					
FSP	376	40	150	12,762																					
TOTALS	3,811		3,557	302,625																					
EXTRA FEATURES			96099 DOLPHIN WAY, 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	1987	1987	3	64	2,240									
2	0812	CONCRETE C	0	100	0	0	2,274.00	SF	4.00	4.00	100	1987	1987	3	54.5	4,957									
3	0300	BOAT DCK W	0	100	0	0	1,325.00	SF	40.00	40.00	100	1987	1987	3	20	10,600									
4	0350	CARPORT WD	0	100	10	20	200.00	SF	13.00	13.00	100	1992	1992	3	20	520									
5	0511	GARAGE CB-	0	100	25	41	1,025.00	SF	40.00	40.00	100	1993	1993	3	68	27,880									
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460									
7	0303	FLT DOCK W	0	100	40	10	400.00	SF	26.00	26.00	100	2000	2000	3	29	3,016									
8	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	800									
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	300									
TOTAL OB/XF 50,773																									
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								
1	000130	C	SFR WATER	100	0007	RS-1	170.00	477.00	170.00	FF	6	1.04	1.00	0.94	2,700.00	2,527.20	429,624								
REVIEW DATE 12/07/2018 BY KW Total Acres: 0.00 Total Land Value: 429,624 Market: 0 Agricultural: 0 Common: 429,624 PRINTED 08/02/2023 BY SYS																									

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 302,625

TOTAL MARKET OB/XF VALUE 50,773

TOTAL LAND VALUE - MARKET 429,624

TOTAL MARKET VALUE 783,022

SOH/AGL Deduction 454,072

ASSESSED VALUE 328,950

TOTAL EXEMPTION VALUE HX HB VX WR 60,000

BASE TAXABLE VALUE 268,950

TOTAL JUST VALUE 783,022

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 704,902

PERMIT NUM DESCRIPTION AMT ISSUED

8722 GARAGE 16,320 03/04/1993

4079 N/A 104,818 05/11/1987

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

0280/0097 2/01/1979 WD Q V 25,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S14 FSP=[YR=1993] W35 S12E24 N4 E11 N8 \$ S8 W11 S4 W24 N10 W3 U2 L2 W7 D2 L2 W14 S39 E14 S2 E14 FOP=[YR=1993] S2 E12 N2 W2 N2 W8 S2 W2\$ E2 N2 E8 S2E16 N2 E15 N3 E16 N52 \$.