



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	15	CONC BLOCK 60	0100	01	3,051	98.0720	88.51	270,044	1950	1970	0	0	0	24.30	75.70	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 40	1 SINGLE FAM - 0% - 0													Tax Group: 4 Tax Dist:									
Roof Structure	03	GABLE/HIP 100	Heated Area: 2524													BUILDING MARKET VALUE 204,423									
Roof Cover	12	MODULAR MT 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 5,572									
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 69,120									
Interior Floor	12	HARDWOOD 90														TOTAL MARKET VALUE 279,115									
Interior Floor	11	CLAY TILE 10														SOH/AGL Deduction 45,169									
Air Condition	03	CENTRAL 100														ASSESSED VALUE 233,946									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0									
Bedrooms	5	100														BASE TAXABLE VALUE 233,946									
Bathrooms	2.5	100														TOTAL JUST VALUE 279,115									
Frame	02	WOOD FRAME 100														NCON VALUE 0									
Stories	2.	100														INCOME VALUE									
Units	0	100														PREVIOUS YEAR MKT VALUE 233,975									
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	4031.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
APT	1,052	100	1,052	70,487																					
BAS	1,472	100	1,472	98,627																					
FGR	672	55	370	24,791																					
FOP	200	30	60	4,020																					
STR	80	10	8	536																					
UST	198	45	89	5,963																					
TOTALS	3,674		3,051	204,423																					
EXTRA FEATURES					96141 GROOVER 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	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	100	1983	1983	3	44	240									
2	0680	POLE SHED	0	0	0	0	380.00	SF	10.00	10.00	100	1992	1992	3	20	760									
3	0681	POLE SHED	0	0	0	0	824.00	SF	15.00	15.00	100	1992	1992	3	20	2,472									
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100									
TOTAL OB/XF 5,572																									
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	000100	C	SFR	0	0008	RS-1	0.00	0.00	0.72	AC		1.00	1.00	1.20	80,000.00	96,000.00	69,120								
REVIEW DATE 03/02/2017 BY KW Total Acres: 0.72 Total Land Value: 69,120 Market: 0 Agricultural: 0 Common: 69,120 PRINTED 08/02/2023 BY SYS																									