



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		10	ABOVE AVG 100		0500	01	4,949	86.8428	123.75	612,439	2019	2019	0	0	0	1.00	99.00	STANDARD											
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2021													Heated Area: 4111					HX Base Yr 2021						
Roof Cover		03	COMP SHNGL 100																	VALUATION BY					Tax Group: 4				
Interior Wall		05	DRYWALL 100																	Tax Dist:					606,315				
Interior Floor		13	LVT/LAMNT 80																	BUILDING MARKET VALUE					93,408				
Interior Floor		11	CLAY TILE 20																	TOTAL MARKET OB/XF VALUE					115,000				
Air Condition		03	CENTRAL 100																	TOTAL LAND VALUE - MARKET					814,723				
Heating Type		04	AIR DUCTED 100																	TOTAL MARKET VALUE					174,213				
Bedrooms			6 100																	SOH/AGL Deduction					640,510				
Bathrooms			3.5 100																	TOTAL EXEMPTION VALUE					50,000				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					590,510				
Stories		2.	2. 100																	TOTAL JUST VALUE					814,723				
Units		0	0 100																	NCON VALUE					0				
Occupancy		00	NONE 100																	INCOME VALUE					756,824				
					PREVIOUS YEAR MKT VALUE					756,824																			
Quality		01	Quality Level 01																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4028.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	667	100	667	81,716																									
BAS	1,855	100	1,855	227,260																									
FGR	1,119	55	615	75,345																									
FOP	264	30	79	9,678																									
FSP	154	40	62	7,596																									
FSP	184	40	74	9,066																									
FUS	121	100	121	14,824																									
FUS	558	100	558	68,362																									
FUS	910	100	910	111,487																									
STR	16	10	2	246																									
TOTALS	5,902		4,949	606,315																									
EXTRA FEATURES					96405 SOUTHERN LILY DR, YULEE																								
					BLD DATE 04/04/2023 NW					LGL DATE																			
					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														
1	0810	CONCRETE A	0 100	0 0	320.00	SF	6.50	6.50	100	2019	2019	3	99	2,059															
2	0810	CONCRETE A	0 100	40 3	120.00	SF	6.50	6.50	100	2019	2019	3	99	772															
3	0812	CONCRETE C	0 100	0 0	2,430.00	SF	4.00	4.00	100	2019	2019	3	99	9,623															
4	0911	SCRN RM A	0 100	0 0	1,904.00	SF	17.50	17.50	100	2021	2021	3	97	32,320															
5	0861	POOL GUNIT	0 100	28 14	392.00	SF	85.00	85.00	100	2021	2021	3	98	32,654															
6	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940															
7	0855	CONC PAVER	0 100	0 0	1,404.00	SF	10.00	10.00	100	2021	2021	3	100	14,040															
LAND DESCRIPTION					TOTAL OB/XF 93,408																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000												