



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	16	WD FR STUC 100		0100	01	2,812	112.5120	101.54	285,530	1999	1999	0	0	0	11.50	88.50	VALUATION BY					STANDARD											
Roof Structure	08	IRREGULAR 100		1 SINGLE FAM - 0% - 2023										Heated Area: 2766										HX Base Yr									
Roof Cover	07	CONC TILE 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 60																															
Interior Floor	11	CLAY TILE 40																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		6 100																															
Bathrooms		2 100																															
Frame	02	WOOD FRAME 100																															
Stories	2.	2. 100																															
Units		0 100																															
Occupancy	00	NONE 100																															
Quality		03	Quality Level 03																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA														04																
NEIGHBORHOOD/LOC		4053.00																															
AREA TYPE	GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,725	100	1,725	155,014																													
FOP	40	30	12	1,078																													
FUS	1,041	100	1,041	93,547																													
STP	16	10	2	180																													
UOP	160	20	32	2,875																													
TOTALS		2,982		2,812	252,694																												
EXTRA FEATURES				86140 PAGES DAIRY RD, YULEE										BLD DATE				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																	
8	0803	ASPHALT C	0 0	0 0		2,800.00	SF	1.80	1.80	100	2001	2001	3	50	2,520																		
9	0803	ASPHALT C	0 0	0 0		1,500.00	SF	2.00	2.00	100	2002	2002	3	52	1,560																		
10	0681	POLE SHED	0 0	16 20		320.00	SF	15.00	15.00	100	1950	1950	3	20	960																		
11	0351	CARPORT MT	0 0	18 20		360.00	SF	10.00	10.00	100	2005	2005	3	27	972																		
12	0351	CARPORT MT	0 0	18 20		360.00	SF	10.00	10.00	100	2005	2005	3	27	972																		
13	0351	CARPORT MT	0 0	12 20		240.00	SF	10.00	10.00	100	2005	2005	3	27	648																		
14	0810	CONCRETE A	0 0	15 12		180.00	SF	6.50	6.50	100	2005	2005	3	87	1,018																		

[illegible]