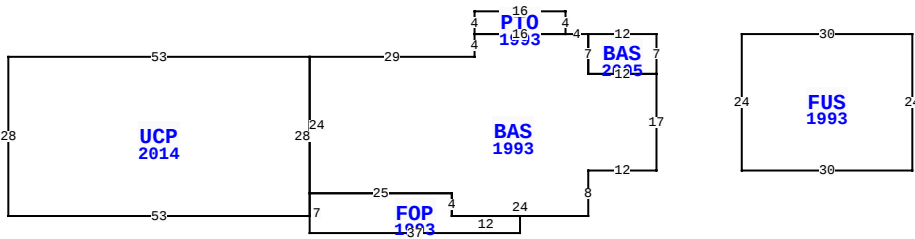




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2												
Exterior Wall	20	FACE BRICK 60	0100	01	2,723	105.8880	95.56	260,210	1975	1975	0	0	0	26.71	73.29	VALUATION BY											
Exterior Wall	05	AVERAGE 40	1 SINGLE FAM - 100% - 0													Tax Group: 4											
Roof Structure	03	GABLE/HIP 100	Heated Area: 2360													Tax Dist:											
Roof Cover	03	COMP SHNGL 100	HX Base Yr													BUILDING MARKET VALUE											
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE											
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE											
Interior Floor	12	HARDWOOD 30														TOTAL LAND VALUE - MARKET											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction											
Bedrooms	4	100														ASSESSED VALUE											
Bathrooms	3	100														TOTAL EXEMPTION VALUE											
Frame	02	WOOD FRAME 100														HX HB VX											
Stories	2.	2. 100														BASE TAXABLE VALUE											
Units	0	100														TOTAL JUST VALUE											
BUD8 Adjustme	04	DIST 01 100														NCON VALUE											
Occupancy	00	NONE 100														INCOME VALUE											
Quality	03	Quality Level 03														PREVIOUS YEAR MKT VALUE											
DOR CODE	0100	SINGLE FAMILY																									
MAP NUM		MKT AREA																									
NEIGHBORHOOD/LOC	4053.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,556	100	1,556	108,976																							
BAS	84	100	84	5,883																							
FOP	211	30	63	4,412																							
FUS	720	100	720	50,426																							
PTO	64	5	3	210																							
UCP	1,484	20	297	20,800																							
TOTALS	4,119		2,723	190,708																							
EXTRA FEATURES					86222 PAGES DAIRY 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1988	1988	3	66	2,310											
6	0991	TENNIS CRT	0	100	0	0		1.00	UT 18,000.00	18,000.00	100	1990	1990	3	62	11,160											
8	0802	ASPHALT B	0	100	0	0		861.00	SF 2.40	2.40	100	1985	1985	3	50	1,033											
10	0855	CONC PAVER	0	100	0	0		2,925.00	SF 10.00	10.00	100	2006	2006	3	88	25,740											
11	0861	POOL GUNIT	0	100	30	22		660.00	SF 85.00	85.00	100	2006	2006	3	48	26,928											
12	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2006	2006	3	31	310											
13	0462	ST/AL FNC	0	100	0	0		144.00	SF 10.00	10.00	100	2006	2006	3	48	691											
14	0464	FNC GT 10'	0	100	0	0		1.00	UT 437.50	437.50	100	2006	2006	3	72	315											
15	0423	CL FNC 5'	0	100	0	0		508.00	LF 7.88	7.88	100	2006	2006	3	72	2,881											
16	0463	FENCE GATE	0	100	0	0		5.00	UT 345.00	345.00	100	2006	2006	3	72	1,242											
LAND DESCRIPTION					TOTAL OB/XF										72,610												
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	000115	C	SFR ACRES	100		OR	0.00	0.00	5.30	AC		1.00	1.00	0.60	80,000.00	48,000.00	254,400										
REVIEW DATE 12/06/2017 BY SBX Total Acres: 5.30 Total Land Value: 254,400 Market: 0 Agricultural: 0 Common: 254,400 PRINTED 08/02/2023 BY SYS																											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4				
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT				NORM		% COND		VALUATION SUMMARY									
																													VALUATION BY									
																													STANDARD									
																													Tax Group: 4									
																													Tax Dist:									
																													BUILDING MARKET VALUE									
																													190,708									
																													TOTAL MARKET OB/XF VALUE									
																													80,456									
																													TOTAL LAND VALUE - MARKET									
																													254,400									
																													TOTAL MARKET VALUE									
																													525,564									
																													SOH/AGL Deduction									
																													342,061									
																													ASSESSED VALUE									
																													183,503									
																													TOTAL EXEMPTION VALUE									
																													HX HB VX									
																													55,000									
																													BASE TAXABLE VALUE									
																													128,503									
																													TOTAL JUST VALUE									
																													525,564									
																													NCON VALUE									
																													0									
																													INCOME VALUE									
																													PREVIOUS YEAR MKT VALUE									
																													391,654									
										</																												