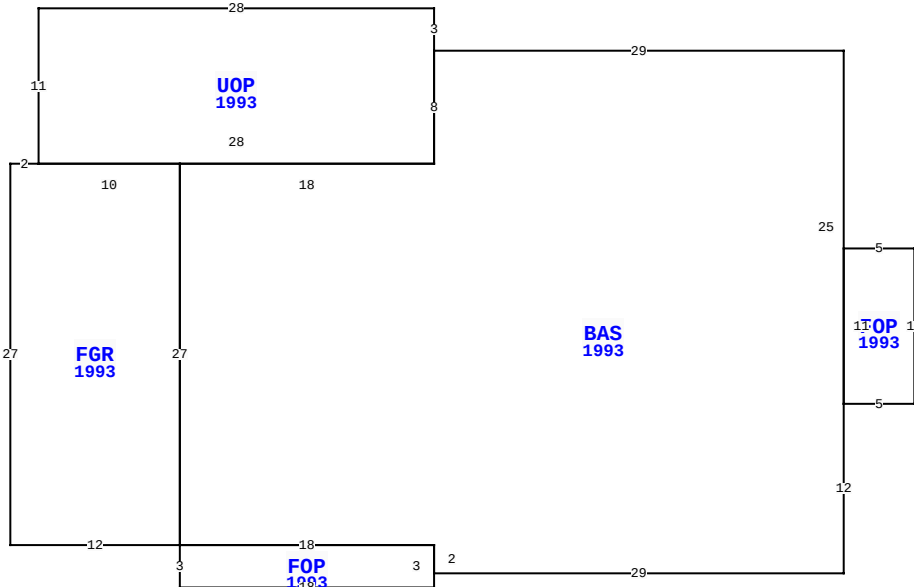




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	19	COMMON BRK 100								0100	01	1,831	124.0000	111.91	204,907	1969	1997	0	0		0	21.25	78.75	STANDARD																
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2022										Heated Area: 1559										HX Base Yr 2022										
Roof Cover	03	COMP SHNGL 100																																						
Interior Wall	05	DRYWALL 100																																						
Interior Floor	14	CARPET 90																																						
Interior Floor	08	SHT VINYL 10																																						
Air Condition	03	CENTRAL 100																																						
Heating Type	04	AIR DUCTED 100																																						
Bedrooms		3 100																																						
Bathrooms		2 100																																						
Frame	03	MASONRY 100																																						
Stories	1.	1. 100																																						
Units		0 100																																						
BUD8 Adjustme	04	DIST 01 100																																						
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	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,559	100	1,559	137,394																																				
FGR	324	55	178	15,687																																				
FOP	54	30	16	1,410																																				
FOP	55	30	16	1,410																																				
UOP	308	20	62	5,464																																				
TOTALS		2,300		1,831	161,364																																			
EXTRA FEATURES										86147 FLORIDA AVE, 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	0940	SHEDS/PORT	0 100	28	14	392.00	SF	18.00	18.00	100	1980	1980	3	20	1,411																									
2	0810	CONCRETE A	0 100	0	0	3,155.00	SF	6.50	6.50	100	1970	1970	3	22	4,512																									
3	0510	GARAGE WD-	0 100	16	24	384.00	SF	21.00	21.00	100	1980	1980	3	20	1,613																									
4	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	1970	1970	3	22	99																									
					</																																			