

ROBERTS F L
86334 WILLIAMS AVE
YULEE, FL 32097-3257

51-3N-27-4880-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										STANDARD																					
Exterior Wall	07	ASB SHNGLE 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD																				
Roof Structur	03	GABLE/HIP 100	0100	01	2,135	83.7900	75.62	161,449	1954	1954	0	0	0	41.50	58.50	Tax Group: 4					Tax Dist:																				
Roof Cover	03	COMP SHNGL 100	1 SINGLE FAM - 100% - 0													Heated Area: 1626													HX Base Yr												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													108,564												
Interior Floo	09	PINE WOOD 50														TOTAL MARKET OB/XF VALUE													13,076												
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET													98,400												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													220,040												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													116,290												
Bedrooms		3 100														ASSESSED VALUE													103,750												
Bathrooms		1 100														TOTAL EXEMPTION VALUE													HX HB WX 55,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													48,750												
Stories	1.	1. 100														TOTAL JUST VALUE													220,040												
Units		0 100														NCON VALUE													0												
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													167,838																									
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	1,626	100	1,626	71,930																																					
FCP	528	25	132	5,839																																					
FEP	297	80	238	10,529																																					
FOP	222	30	67	2,964																																					
FOP	240	30	72	3,185																																					
TOTALS		2,913		2,135	94,448																																				
EXTRA FEATURES										86334 WILLIAMS AV, 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	1983	1983	3	56	1,960																									
2	0812	CONCRETE C	0	100	0	0	2,715.00	SF	4.00	4.00	100	1983	1983	3	44	4,778																									
3	0812	CONCRETE C	0	100	0	0	1,230.00	SF	4.00	4.00	100	2002	2002	3	83	4,084																									
4	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2000	2000	3	29	1,044																									
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2002	2002	3	21	1,210																									
LAND DESCRIPTION										TOTAL OB/XF 13,076																															
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	0005	RS-2	0.00	0.00	1.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	98,400																								

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