



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	05	AVERAGE 100	0100	01	1,911	118.5800	107.02	204,515	1981	1981		0		0	17.50	82.50	STANDARD															
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1456										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	13	LVT/LAMNT 100																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
BUD8 Adjustme	04	DIST 01 100																														
Occupancy	00	NONE 100																														
Quality			05	Quality Level 05																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA												04																
NEIGHBORHOOD/LOC			4040.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,456	100	1,456	128,552																												
FEP	140	80	112	9,888																												
FGR	624	55	343	30,284																												
TOTALS			2,220		1,911	168,725	86383 HILL VALLEY AVE, YULEE																									
EXTRA FEATURES										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															
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890																
3	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1990	1990	3	20	64																
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384																
5	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	2011	2011	3	93	2,902																
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