



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 90	0900	01	1,902	122.4608	145.42	276,589	1998	2015	0	0	0	5.03	94.97	VALUATION SUMMARY											
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2020													Heated Area: 1520											
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2020											
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	14	CARPET 70																									
Interior Floor	15	HARDTILE 30																									
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																									
Occupancy	00	NONE 100																									
Quality	05	Quality Level 05																									
DOR CODE	0100	SINGLE FAMILY																									
MAP NUM																											
NEIGHBORHOOD/LOC	4053.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,520	100	1,520	209,920																							
FGR	470	55	258	35,631																							
FOP	99	30	30	4,144																							
FST	80	55	44	6,076																							
UOP	250	20	50	6,905																							
TOTALS	2,419		1,902	262,677																							
EXTRA FEATURES					86144 JENNY LN, YULEE																						
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES										
1	0810	CONCRETE A	0	100	0	0	541.00	SF	6.50	6.50	100	1998	1998	3	77	2,708											
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905											
4	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00	85.00	100	2002	2002	3	32	10,254											
5	0845	KOOL DECK	0	100	0	0	540.00	SF	7.25	7.25	100	2002	2002	3	83	3,249											
6	0300	BOAT DCK W	0	100	0	0	277.00	SF	40.00	40.00	100	2004	2004	3	40	4,432											
7	0680	POLE SHED	0	100	0	0	66.00	SF	10.00	10.00	100	2004	2004	3	40	264											
8	0940	SHEDS/PORT	0	100	0	0	92.00	SF	30.00	30.00	100	2004	2004	3	24	662											
9	0681	POLE SHED	0	100	18	24	432.00	SF	15.00	15.00	100	2005	2005	3	44	2,851											
10	0681	POLE SHED	0	100	11	22	242.00	SF	15.00	15.00	100	2005	2005	3	44	1,597											
11	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	2007	2007	3	52	11,357											
LAND DESCRIPTION					TOTAL OB/IF										40,279												
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	000130	C	SFR WATER	100			100.00	556.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000										
REVIEW DATE 11/18/2019 BY KKA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																											

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