



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 1											
Exterior Wall	05	AVERAGE 100	0100	01	2,583	104.0000	93.86	242,440	1978	1978	0	0	0	18.25	81.75	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2001													Heated Area: 2196										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2001										
Interior Wall	05	DRYWALL 100																								
Interior Floo	09	PINE WOOD 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 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	1,224	100	1,224	93,918																						
FGR	550	55	302	23,173																						
FOP	60	30	18	1,381																						
FSP	132	40	53	4,067																						
FUS	972	100	972	74,582																						
PTO	284	5	14	1,074																						
TOTALS			3,222	2,583	198,195																					
EXTRA FEATURES					86002 RUSH 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										
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715											
5	0861	POOL GUNIT	0 100	0	0	650.00	SF	85.00	85.00	100	1981	1981	3	20	11,050											
6	0680	POLE SHED	0 100	20	32	640.00	SF	10.00	10.00	100	1981	1981	3	20	1,280											
7	0940	SHEDS/PORT	0 100	24	17	408.00	SF	30.00	30.00	100	1990	1990	3	20	2,448											
8	0845	KOOL DECK	0 100	0	0	482.00	SF	7.25	7.25	100	1981	1981	3	38	1,328											
9	0810	CONCRETE A	0 100	22	22	484.00	SF	6.50	6.50	100	1997	1997	3	75	2,360											
10	0681	POLE SHED	0 100	17	9	153.00	SF	15.00	15.00	100	1998	1998	3	27	620											
TOTAL OB/XF 20,801																										
LAND DESCRIPTION																										
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		OR	250.00	400.00	250.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	250,000									
REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																										