



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	05	AVERAGE 100	0100	01	1,603	112.2000	101.26	162,320	1988	1993	0	0	0	14.25	85.75	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2001													Heated Area: 1574													HX Base Yr 2001												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 60																																							
Interior Floo	11	CLAY TILE 40																																							
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			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	1,344	100	1,344	116,700																																					
FOP	96	30	29	2,518																																					
SFB	288	80	230	19,971																																					
TOTALS			1,728	1,603	139,189																																				
EXTRA FEATURES			86183 MERRYLENE 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																									
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00		1988	1988	3	66	2,310																									
2	0810	CONCRETE A	0	100	0	0		555.00	SF	6.50		1988	1988	3	57	2,056																									
4	1242	WD DECK A	0	100	8	12		96.00	SF	10.00		1986	1986	3	20	192																									
5	0810	CONCRETE A	0	100	12	4		48.00	SF	6.50		2001	2001	3	82	256																									
LAND DESCRIPTION			TOTAL OB/XF 4,814																																						
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																								
REVIEW DATE 05/27/2020 BY NWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																									

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