



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	15	CONC BLOCK 100	0100	01	2,221	108.8780	98.26	218,235	1968	1980	0	0	0	21.00	79.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1792 HX Base Yr									
Roof Cover	12	MODULAR MT 100														Tax Group: 4 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 172,406									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 57,518									
Interior Floo	12	HARDWOOD 20														TOTAL LAND VALUE - MARKET 150,400									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 380,324									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 214,175									
Bedrooms	3	100														ASSESSED VALUE 166,149									
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 116,149									
Stories	1.	1. 100														TOTAL JUST VALUE 380,324									
Units	0	100	NCON VALUE 0																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 284,439																						
Quality			05	Quality Level 05																					
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	1,008	100	1,008	78,246																					
BAS	784	100	784	60,858																					
FGR	484	55	266	20,648																					
FOP	96	30	29	2,252																					
FOP	150	30	45	3,493																					
FOP	224	30	67	5,201																					
UST	48	45	22	1,708																					
TOTALS			2,794	2,221	172,406																				
EXTRA FEATURES					86194 WELDON 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	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50	6.50	100	1980	1980	3	35	876									
2	0940	SHEDS/PORT	0	100	18	28	700.00	SF	13.20	13.20	100	1975	1975	3	20	1,848									
3	0866	POOL FIBER	0	100	15	36	540.00	SF	72.00	72.00	100	1985	1985	3	20	7,776									
4	0845	KOOL DECK	0	100	100	3	300.00	SF	7.25	7.25	100	1985	1985	3	49.5	1,077									
5	0850	PEBBLE WLK	0	100	0	0	371.00	SF	3.50	3.50	100	1985	1985	3	49.5	643									
6	0811	CONCRETE B	0	100	0	0	1,364.00	SF	5.20	5.20	100	1990	1990	3	62	4,398									
8	0940	SHEDS/PORT	0	100	29	16	464.00	SF	30.00	30.00	100	1978	1978	3	20	2,784									
9	0351	CARPORT MT	0	100	20	20	400.00	SF	4.00	4.00	100	2006	2006	3	31	496									
10	0810	CONCRETE A	0	100	28	18	504.00	SF	6.50	6.50	100	2010	2010	3	92	3,014									
11	0511	GARAGE CB-	0	100	28	26	728.00	SF	40.00	40.00	100	2010	2010	3	92	26,790									
LAND DESCRIPTION					TOTAL OB/XF 49,702																				
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	0007	RMH	0.00	0.00	1.88	AC		1.00	1.00	1.00	80,000.00	80,000.00	150,400								
REVIEW DATE 07/28/2021 BY NW Total Acres: 1.88 Total Land Value: 150,400 Market: 0 Agricultural: 0 Common: 150,400 PRINTED 08/02/2023 BY SYS																									

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