



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	20	FACE BRICK 100	0100	01	2,249	122.0296	115.93	260,727	1979	1982	0	0	0	28.55	71.45	STANDARD									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 1987					HX Base Yr							
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 60																							
Interior Floor	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																							
Occupancy	00	NONE 100																							
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	1,987	100	1,987	164,587																					
FGR	462	55	254	21,039																					
FOP	25	30	8	662																					
TOTALS			2,474		2,249	186,289																			
EXTRA FEATURES					86066 ATHENA LN, 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	0351	CARPOT MT	0 100	20	20	400.00	SF	5.60	5.60	100	1994	1994	3	20	448										
2	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1993	1993	3	20	1,200										
3	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	15.00	100	1993	1993	3	20	600										
4	0811	CONCRETE B	0 100	0	0	1,738.00	SF	5.20	5.20	100	2001	2001	3	80	7,230										
5	0825	BRICK	0 100	0	0	195.00	SF	12.50	12.50	100	2001	2001	3	94	2,291										
6	0855	CONC PAVER	0 100	0	0	581.00	SF	10.00	10.00	100	2009	2009	3	90	5,229										
7	0861	POOL GUNIT	0 100	0	0	345.00	SF	85.00	85.00	100	2009	2009	3	56	16,422										
8	0476	VF 6 SBPL	0 100	0	0	54.00	LF	32.00	32.00	100	2011	2011	3	81	1,400										
9	0479	VF PICKET	0 100	0	0	36.00	LF	10.00	10.00	100	2011	2011	3	81	292										
10	0753	UEP	0 100	30	9	270.00	SF	22.00	22.00	100	2011	2011	3	64	3,802										
LAND DESCRIPTION					TOTAL OB/XF										38,914										
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	RSF-2	0.00	0.00	1.02	AC		1.00	1.00	1.00	80,000.00	80,000.00	81,600								
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