

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		19	COMMON BRK 100		0100	01	1,882	121.5200	115.44	217,258	1979	1985		0		0	29.00	71.00	VALUATION BY		STANDARD																		
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1980										Heated Area: 1600					HX Base Yr 1980					Tax Group: 4		Tax Dist:												
Roof Cover		03	COMP SHNGL 100		30 12 12 3 9 21 43 25 25 52 6 6 25 25 12 12 UOP 2018 FGR 1993 BAS 1993 FOP 1993 <td colspan="2">Interior Wall</td> <td>05</td> <td colspan="2">DRYWALL 100</td> <td colspan="10"></td> <td colspan="2">BUILDING MARKET VALUE</td> <td colspan="8">154,253</td>										Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE		154,253							
Interior Floo		14	CARPET 70																						TOTAL MARKET OB/XF VALUE		2,622												
Interior Floo		08	SHT VINYL 30																						TOTAL LAND VALUE - MARKET		45,000												
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE		201,875												
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction		97,067												
Bedrooms			3 100																						ASSESSED VALUE		104,808												
Bathrooms			2 100																						TOTAL EXEMPTION VALUE		HX HB		50,000										
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE		54,808												
Stories		1.	1. 100																						TOTAL JUST VALUE		201,875												
Units			0 100																						NCON VALUE		0												
BUD8 Adjustme		04	DIST 01 100												INCOME VALUE																								
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE		195,360																						
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				05																																
NEIGHBORHOOD/LOC		5001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,600		100		1,600		131,140																															
FGR		300		55		165		13,524																															
FOP		150		30		45		3,688																															
UOP		360		20		72		5,902																															
TOTALS		2,410				1,882		154,253																															
EXTRA FEATURES										153180 CR 108, YULEE																													
BLD DATE												LGL DATE																											
XF DATE												LAND DATE																											
INC DATE												AG DATE																											
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	0811	CONCRETE B	0 100	0 0	588.00	SF	5.20	5.20	100	1980	1980	3	32.5	994																									
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																									
LAND DESCRIPTION										TOTAL OB/XF										2,622																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						