

HARVESTER FLORIDA LLC
4545 ORTEGA BLVD
JACKSONVILLE, FL 32210

08-2N-27-0000-0005-0340

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT										CD CONSTRUCTION										PAGE 1 of 1										
Exterior Wall										04	SINGLE SID 60										4									
Exterior Wall										05	AVERAGE 40										0									
Roof Structure										03	GABLE/HIP 100										42,290									
Roof Cover										03	COMP SHNGL 100										0									
Interior Wall										04	PLYWOOD 50										72,000									
Interior Wall										05	DRYWALL 50										114,290									
Interior Floo										14	CARPET 80										12,897									
Interior Floo										08	SHT VINYL 20										101,393									
Air Condition										03	CENTRAL 100										0									
Heating Type										04	AIR DUCTED 100										101,393									
Bedrooms										2 100										0										
Bathrooms										1 100										0										
Frame										02	WOOD FRAME 100										114,290									
Stories										1.	1. 100										0									
Units										0 100										0										
Occupancy										00	NONE 100										112,723									
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										
TOTAL GROSS AREA										TOT ADJ AREA										SUBAREA MARKET VALUE										
BAS										120	100										120									
BAS										352	100										352									
BAS										880	100										880									
SFB										320	80										256									
UCP										224	20										45									
TOTALS										1,896	1,653										42,290									
EXTRA FEATURES										85119 ETHYL 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																				
BLD DATE										LGL DATE																				
XF DATE										LAND DATE																				
INC DATE										AG DATE																				
TOTAL OB/XF										0																				
LAND DESCRIPTION										TOTAL OB/XF										0										
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										
0										OR										0.00										
0.00										1.00										AC										
1.00										1.00										0.90										
80,000.00										72,000.00										72,000										
REVIEW DATE										12/03/2019										BY KWA										
Total Acres:										1.00										Total Land Value:										
72,000										Market:										0										
Agricultural:										0										Common:										
72,000										PRINTED 08/06/2024 BY SYS																				