



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4093.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	203,047
FGR	420	55	231	25,271
FOP	110	30	33	3,610
PT0	70	5	4	438
TOTALS	2,456		2,124	232,366

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,124	115.7380	109.95	233,534	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1856 HX Base Yr 2022											
75081 NASSAU STATION WAY, YULEE											
BLD DATE 03/29/2022 NW LGL DATE 03/12/2024 MLU											
XF DATE INC DATE											

TOTALS		2,456		2,124		232,366		75081 NASSAU STATION WAY, YULEE					XF DATE				LAND DATE		03/12/2024		MLU		
													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	703.00		SF	5.20		5.20		100	2021	2021	3	99	3,619			