



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	31	HARDIE BRD 100		0320	01	1,360	125.6320	119.35	162,316	2021	2021	0	0	0	0.50	99.50	VALUATION BY		STANDARD												
Roof Structur	03	GABLE/HIP 100		1 TOWNHOUSE - 100% - 2024										Heated Area: 1168					HX Base Yr 2024					Tax Group: 4		Tax Dist:					
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE				161,504									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				2,580									
Interior Floo	11	CLAY TILE 60																TOTAL LAND VALUE - MARKET				40,000									
Interior Floo	14	CARPET 40																TOTAL MARKET VALUE				204,084									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction				0									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE				204,084									
Bedrooms		2 100																TOTAL EXEMPTION VALUE				HX HB 50,000									
Bathrooms		2.5 100																BASE TAXABLE VALUE				154,084									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE				204,084									
Stories	2.	2. 100																NCON VALUE				0									
Units	0	0 100																INCOME VALUE													
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE				204,923									
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	532	100	532	63,177																											
FGR	280	55	154	18,288																											
FOP	36	30	11	1,306																											
FOP	72	30	22	2,613																											
FUS	636	100	636	75,527																											
STR	48	10	5	594																											
TOTALS		1,604		1,360	161,504																										
EXTRA FEATURES					75500 HARVESTER ST, 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	401.00	SF	6.50	6.50	100	2021	2021	3	99	2,580																