



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	0100	01	2,537	107.7120	102.33	259,611	2022	2022	0	0	0	0.00	100.00	PAGE 1 of 1 4										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 2155 HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100															VALUATION BY					STANDARD				
Interior Wall	05	DRYWALL 100															Tax Group: 4					Tax Dist:				
Interior Floor	14	CARPET 60															BUILDING MARKET VALUE					259,611				
Interior Floor	11	CLAY TILE 40															TOTAL MARKET OB/XF VALUE					11,167				
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET					55,000				
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE					325,778				
Bedrooms		4 100															SOH/AGL Deduction					39,510				
Bathrooms		2 100															ASSESSED VALUE					286,268				
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE					HX HB 50,000				
Stories	1.	1. 100															BASE TAXABLE VALUE					236,268				
Units		0 100															TOTAL JUST VALUE					325,778				
Occupancy	00	NONE 100															NCON VALUE					0				
Quality		03	Quality Level 03		INCOME VALUE																					
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE					312,854																
MAP NUM			MKT AREA																							
NEIGHBORHOOD/LOC		5009.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,155	100	2,155	220,521																						
FGR	560	55	308	31,518																						
FOP	55	30	16	1,637																						
FSP	144	40	58	5,935																						
TOTALS					2,914		2,537	259,611																		
EXTRA FEATURES					70313 WINDING RIVER DR, 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	0811	CONCRETE B	0	100	0	0	910.00	SF	5.20	5.20	100	2022	2022	3	100	4,732										
2	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2022	2022	3	99	5,544										
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891										