



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	2,773	112.8000	107.16	297,155	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024													Heated Area: 2473					HX Base Yr 2024					Tax Group: 4		Tax Dist:									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					297,155																
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					14,244																
Interior Floo		11	CLAY TILE 50															TOTAL LAND VALUE - MARKET					55,000																
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE					366,399																
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					0																
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					366,399																
Bedrooms			4 100															TOTAL EXEMPTION VALUE					HX HB 50,000																
Bathrooms			4 100															BASE TAXABLE VALUE					316,399																
Bathrooms			4 100															TOTAL JUST VALUE					366,399																
Frame		02	WOOD FRAME 100															NCON VALUE					311,399																
Stories		2.	2. 100															INCOME VALUE																					
Units			0 100		PREVIOUS YEAR MKT VALUE					55,000																													
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																	05																			
NEIGHBORHOOD/LOC		5009.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,044	100	1,044	111,875																																			
FGR	420	55	231	24,754																																			
FOP	93	30	28	3,000																																			
FOP	120	30	36	3,858																																			
FUS	1,429	100	1,429	153,132																																			
STR	52	10	5	536																																			
TOTALS		3,158		2,773	297,155																																		
EXTRA FEATURES					65616 EDGEWATER DR, YULEE										BLD DATE		LGL DATE		06/12/2023		MLU																		
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	720.00	SF	5.20	5.20	100	2024	2023		100	3,744																							
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600																							
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2024	2023		100	4,800																							
4	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2024	2023		100	4,800																							
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300																							