



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 50		
Interior Floo	14	CARPET 50		
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		
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	1,856	100	1,856	171,066
FGR	420	55	231	21,291
FOP	10	30	3	276
PT0	70	5	4	369

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND	
0100	01	2,094	107.8000	102.41	214,447	2023	2023	0	0	10	0.00	90.00	
1 SINGLE FAM - 0% - 2024													
Heated Area: 1856													
HX Base Yr													
70037 MISTY LAKE CT, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY						STANDARD			
Tax Group: 4						Tax Dist:			
BUILDING MARKET VALUE						193,002			
TOTAL MARKET OB/XF VALUE						4,524			
TOTAL LAND VALUE - MARKET						55,000			
TOTAL MARKET VALUE						252,526			
SOH/AGL Deduction						0			
ASSESSED VALUE						252,526			
TOTAL EXEMPTION VALUE						0			
BASE TAXABLE VALUE						252,526			
TOTAL JUST VALUE						252,526			
NCON VALUE						197,526			
INCOME VALUE									
PREVIOUS YEAR MKT VALUE						55,000			