



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
CONSTRUCTION										VALUATION SUMMARY										4																																		
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND	VALUATION BY										STANDARD																											
Exterior Wall		31	HARDIE BRD 100		0100	01	2,097	107.8000	102.41	214,754	2022	2022	0	0	10	0.00	90.00	Tax Group: 4										Tax Dist:																										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023										Heated Area: 1856										HX Base Yr 2023										BUILDING MARKET VALUE										193,279									
Roof Cover		03	COMP SHNGL 100																																TOTAL MARKET OB/XF VALUE										4,048									
Interior Wall		05	DRYWALL 100																																TOTAL LAND VALUE - MARKET										55,000									
Interior Floo		13	LVT/LAMNT 50																																TOTAL MARKET VALUE										252,327									
Interior Floo		14	CARPET 50																																SOH/AGL Deduction										0									
Air Condition		03	CENTRAL 100																																ASSESSED VALUE										252,327									
Heating Type		04	AIR DUCTED 100																																TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms			4 100																																BASE TAXABLE VALUE										202,327									
Bathrooms			2 100																																TOTAL JUST VALUE										252,327									
Bathrooms Frame		02	WOOD FRAME 100																																NCON VALUE										0									
Stories		1.	1. 100																																INCOME VALUE																			
Units			0 100																																PREVIOUS YEAR MKT VALUE										261,220									
Occupancy		00	NONE 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	20	30	6	553																																																		
PTO	70	5	4	369																																																		
TOTALS					2,366		2,097	193,279																																														
EXTRA FEATURES					70155 ROSEAPPLE CT, 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	0812	CONCRETE C	0 100	0	0	1,012.00	SF	4.00	4.00	100	2022	2022	3	100	4,048																																							