



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	2,488	102.7200	97.58	242,779	2023	2023	0	0	0	0.00	100.00	VALUATION BY						STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024										Heated Area: 2160					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					242,779				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					5,040				
Interior Floor	08	SHT VINYL 50																					TOTAL LAND VALUE - MARKET					55,000				
Interior Floor	14	CARPET 50																					TOTAL MARKET VALUE					302,819				
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					0				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					302,819				
Bedrooms		4 100																					TOTAL EXEMPTION VALUE					0				
Bathrooms		2 100																					BASE TAXABLE VALUE					302,819				
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					302,819				
Stories	1.	1. 100																					NCON VALUE					247,819				
Units		0 100																					INCOME VALUE									
Occupancy	00	NONE 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	2,160	100	2,160	210,773																												
FGR	560	55	308	30,055																												
FOP	55	30	16	1,561																												
PTO	70	5	4	390																												
TOTALS			2,845		2,488	242,779																										
EXTRA FEATURES					75765 EGRET LANDING CT, YULEE										BLD DATE					LGL DATE												
															XF DATE					LAND DATE												
															INC DATE					AG DATE												
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	06/12/2023 MLU															
1	0812	CONCRETE C	0	0	0	0			4.00	100	2024	2023		100	5,040																	
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