



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	20	FACE BRICK 60	0900	01	2,380	121.1672	151.46	360,475	1990	2005	0	0	0	11.70	88.30	VALUATION BY																
Exterior Wall	12	CEDAR 40	1 SNGL FAM - 100% - 2023										Heated Area: 1759					HX Base Yr 2023					STANDARD									
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE										318,299									
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										41,814									
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										110,000									
Interior Floor	13	LVT/LAMNT 60											TOTAL MARKET VALUE										470,113									
Interior Floor	14	CARPET 40											SOH/AGL Deduction										54,383									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										415,730									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										HX HB VX 55,000									
Bedrooms	3	100											BASE TAXABLE VALUE										360,730									
Bathrooms	2.5	100											TOTAL JUST VALUE										470,113									
Frame	02	WOOD FRAME 100											NCON VALUE										0									
Stories	2.	100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE										458,537									
Occupancy	00	NONE 100																														
Quality	05	Quality Level 05																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	5001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,103	100	1,103	147,514																												
FSP	192	40	77	10,298																												
FSP	384	40	154	20,596																												
FUS	656	100	656	87,733																												
PTO	40	5	2	268																												
UGR	782	45	352	47,076																												
UOP	36	20	7	936																												
UOP	144	20	29	3,878																												
TOTALS	3,337		2,380	318,299																												
EXTRA FEATURES					75055 EDWARDS RD, 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	0300	BOAT DCK W	0	100	19	6	114.00	SF	40.00	40.00	100	1990	1990	3	20	912																
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450																
3	0300	BOAT DCK W	0	100	0	0	246.00	SF	40.00	40.00	100	1997	1997	3	25	2,460																
4	0303	FLT DOCK W	0	100	10	16	160.00	SF	26.00	26.00	100	1997	1997	3	25	1,040																
5	0311	WD GANG WY	0	100	0	0	10.00	SF	45.00	45.00	100	1997	1997	3	20	90																
6	0351	CARPORT MT	0	100	16	12	192.00	SF	4.00	4.00	100	2001	2001	3	20	154																
7	0812	CONCRETE C	0	100	0	0	2,428.00	SF	4.00	4.00	100	2007	2007	3	88	8,547																
8	0855	CONC PAVR	0	100	0	0	599.00	SF	10.00	10.00	100	2007	2007	3	88	5,271																
9	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2007	2007	3	48	20,890																
LAND DESCRIPTION										TOTAL OB/XF										41,814												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000130	C	SFR WATER	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000															
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