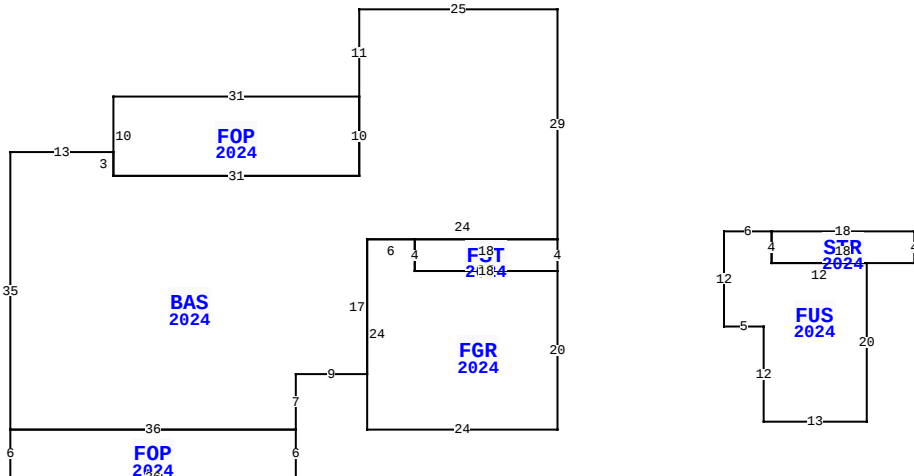


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	20	FACE BRICK 100	0900	01	2,939	117.4530	146.82	431,504	2023	2023	0	0	0	0.00	100.00	VALUATION BY	STANDARD																					
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2024												Heated Area: 2457												HX Base Yr											
Roof Cover	13	STAND SEAM 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	13	LVT/LAMNT 100																																				
Interior Ceiling	NEW	N/A 0																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
Bathrooms		2.5 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units		1 100																																				
Quality			04	Quality Level 04																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM				MKT AREA													04																					
NEIGHBORHOOD/LOC			4053.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,133	100	2,133	313,167																																		
FGR	504	55	277	40,669																																		
FOP	216	30	65	9,543																																		
FOP	310	30	93	13,654																																		
FST	72	55	40	5,873																																		
FUS	324	100	324	47,570																																		
STR	72	10	7	1,028																																		
TOTALS			3,631		2,939	431,504																																
EXTRA FEATURES			85015 ETHYL LN, 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	0811	CONCRETE B	0	0	0	0	1,068.00	SF	5.20	5.20	100	2024	2023	100	5,554																							
2	0501	FP-AVERAGE	1	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023	100	5,000																							
TOTAL OB/XF 10,554																																						
LAND DESCRIPTION																																						
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	000116	C	SFR MARSH		0	0007	OR	0.00	0.00	1.37	AC	1.00	1.00	1.00	100,000.00	100,000.00	137,000																					
REVIEW DATE 04/19/2023 BY NW Total Acres: 1.37 Total Land Value: 137,000 Market: 0 Agricultural: 0 Common: 137,000 PRINTED 08/06/2024 BY SYS																																						