



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		16	WD FR STUC 100		0900	01	2,163	100.9890	126.24	273,057	2009	2009	0	0	0	7.00	93.00	VALUATION BY		STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2021													Heated Area: 1847				HX Base Yr 2021				Tax Group: 4		Tax Dist:											
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE				253,943																	
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE				10,559																	
Interior Floo		11	CLAY TILE 50															TOTAL LAND VALUE - MARKET				75,000																	
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE				339,502																	
Air Condition		03	CENTRAL 100															SOH/AGL Deduction				157,134																	
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE				182,368																	
Bedrooms			3 100															TOTAL EXEMPTION VALUE				HX		HB		VX		55,000											
Bathrooms			2 100															BASE TAXABLE VALUE				127,368																	
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE				339,502																	
Stories		1.	1. 100															NCON VALUE				0																	
Units			0 100															INCOME VALUE																					
Occupancy		00	NONE 100															PREVIOUS YEAR MKT VALUE				341,765																	
Quality		01	Quality Level 01																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4078.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,847	100	1,847	216,843																																			
FGR	462	55	254	29,820																																			
FOP	48	30	14	1,643																																			
FSP	120	40	48	5,636																																			
TOTALS		2,477		2,163	253,943																																		
EXTRA FEATURES					96045 WINDSOR DR, YULEE										BLD DATE		03/03/2023		NW	LGL DATE				06/13/2023		MLU													
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	0855	CONC PAVR	0 100	0	0	734.00	SF	10.00	10.00	100	2009	2009	3	90	6,606																								
2	0462	ST/AL FNC	0 100	50	4	200.00	SF	10.00	10.00	100	2014	2014	3	75	1,500																								
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	87	261																								
4	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2014	2014	3	87	1,670																								
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	87	522																								