



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100	1,473	158,961
FGR	372	55	205	22,123
FOP	29	30	9	972
PTO	150	5	8	863
TOTALS	2,024		1,695	182,919

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	39	16	624.00	SF	6.50	6.50	100	2007	2007
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2007	2007

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
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,695	122.8700	116.73	197,857	2007	2007	0	0	0	7.55	92.45	
1 SINGLE FAM - 0% - 2024													
Heated Area: 1473													
HX Base Yr													

96031 AQUA VISTA CT, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
624.00	SF	6.50	6.50	100	2007	2007	3	88	3,569				
63.00	SF	6.50	6.50	100	2007	2007	3	88	360				

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					182,919							
TOTAL MARKET OB/XF VALUE					3,929							
TOTAL LAND VALUE - MARKET					55,000							
TOTAL MARKET VALUE					241,848							
SOH/AGL Deduction					0							
ASSESSED VALUE					241,848							
TOTAL EXEMPTION VALUE					0							
BASE TAXABLE VALUE					241,848							
TOTAL JUST VALUE					241,848							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					233,682							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2007] W15 PTO=[YR=2007] N8W15S10 E15N2\$ S2W15 S47 FGR=[YR=2007] S20 E19N16 L4 U4 W15\$E15 D2 R2 FOP=[YR=2007] D2 R2 S3E5N4W2 L3 U3 D2 L2 \$ U2 R2 D3 R3 E8 N52\$.													