



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	05	AVERAGE 90	0100	01	1,682	120.1200	114.11	191,933	2007	2007	0	0	0	7.55	92.45	STANDARD																								
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2019										Heated Area: 1463					HX Base Yr 2019																						
Roof Structure	03	GABLE/HIP 100																																						
Roof Cover	03	COMP SHNGL 100																																						
Interior Wall	05	DRYWALL 100																																						
Interior Floo	14	CARPET 70																																						
Interior Floo	08	SHT VINYL 30																																						
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	1,463	100	1,463	154,339																																				
FGR	382	55	210	22,154																																				
FOP	29	30	9	949																																				
TOTALS			1,874		1,682	177,442																																		
EXTRA FEATURES							96071 AQUA VISTA CT, YULEE																																	
							<table><tr><td colspan="2">BLD DATE</td><td colspan="2"></td><td colspan="2">LGL DATE</td><td colspan="2"></td></tr><tr><td colspan="2">XF DATE</td><td colspan="2"></td><td colspan="2">LAND DATE</td><td colspan="2"></td></tr><tr><td colspan="2">INC DATE</td><td colspan="2"></td><td colspan="2">AG DATE</td><td colspan="2"></td></tr></table>										BLD DATE				LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE			
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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	0810	CONCRETE A	0	100	35	15	525.00	SF	6.50	6.50	100	2007	2007	3	88	3,003																								
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2007	2007	3	88	360																								
3	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2007	2007	3	88	858																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																							