



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
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		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	1,364	100	1,364	108,245
FGR	364	55	200	15,872
FOP	144	30	43	3,413
TOTALS	1,872		1,607	127,529

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,607	128.5200	122.09	196,199	1973	1973	0	0	0	35.00	65.00	
1 SINGLE FAM - 100% - 2017 Heated Area: 1364 HX Base Yr 2017													
463416 SR 200, YULEE													
BLD DATE 10/18/2013 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY					STANDARD		
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				137,491			
TOTAL MARKET OB/XF VALUE				674			
TOTAL LAND VALUE - MARKET				312,800			
TOTAL MARKET VALUE				450,965			
SOH/AGL Deduction				25,107			
ASSESSED VALUE				425,858			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				375,858			
TOTAL JUST VALUE				450,965			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				445,553			

