

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	05	AVERAGE 100								0100	01	1,677	99.0000	94.05	157,722	1990	1990	0	0	0	15.50	84.50																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 75.21% - 0										Heated Area: 1376										HX Base Yr									
Roof Cover	12	MODULAR MT 100								HXP 1993 HXB 1993 KP 1993 K 1993 HXP 1993 APT 1993 HXC 1993 HXU 1993																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	09	PINE WOOD 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	1	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	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																																		
APT	416	100	416		33,061																																		
HXB	960	100	960		76,293																																		
HXC	506	25	126		10,013																																		
HXK	76	10	8		635																																		
HXP	78	30	23		1,828																																		
HXP	96	30	29		2,304																																		
HXP	192	30	58		4,609																																		
HXU	104	55	57		4,530																																		
TOTALS		2,428			1,677	133,275																																	
EXTRA FEATURES										77056 DAWSON RD, 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	0510	GARAGE WD-	0	100	30	12			35.00	100	2003	2003	3	32	4,032																								
2	0810	CONCRETE A	0	100	24	3			6.50	100	2003	2003	3	83	388																								