



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										4											
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																			
Exterior Wall	15	CONC BLOCK 100								0100	01	2,125	103.3900	98.22	208,718	1974	1976	0	0	0	23.50	76.50	VALUATION BY										STANDARD								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 1993										Heated Area: 1757										HX Base Yr 1993											
Roof Cover	03	COMP SHNGL 100																												Tax Group: 4										Tax Dist:	
Interior Wall	05	DRYWALL 90																												BUILDING MARKET VALUE										159,669	
Interior Wall	04	PLYWOOD 10																												TOTAL MARKET OB/XF VALUE										7,872	
Interior Floor	11	CLAY TILE 50																												TOTAL LAND VALUE - MARKET										187,500	
Interior Floor	14	CARPET 50																												TOTAL MARKET VALUE										355,041	
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										230,015	
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										125,026	
Bedrooms	3	100																												TOTAL EXEMPTION VALUE										HX HB SL	125,026
Bathrooms	2	100																												BASE TAXABLE VALUE										0	
Frame	03	MASONRY 100																												TOTAL JUST VALUE										355,041	
Stories	1.	1. 100																												NCON VALUE										0	
Units	0	100																												INCOME VALUE											
BUD8 Adjustme	04	DIST 01 100																												PREVIOUS YEAR MKT VALUE										332,169	
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	1,512	100	1,512	113,609																																					
BAS	66	100	66	4,959																																					
FOP	24	30	7	526																																					
FOP	64	30	19	1,427																																					
PTO	90	5	4	301																																					
SFB	96	80	77	5,786																																					
SFB	128	80	102	7,664																																					
UCP	160	20	32	2,404																																					
UCP	400	20	80	6,011																																					
UDU	320	55	176	13,225																																					
TOTALS	3,028		2,125	159,669																																					
EXTRA FEATURES					85075 HARTS RD, YULEE										BLD DATE										LGL DATE																
															XF DATE										LAND DATE																
															INC DATE										AG DATE																
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																										
2	0810	CONCRETE A	0 100	38 12	456.00	SF	6.50	6.50	100	1994	1994	3	68	2,016																											
4	0300	BOAT DCK W	0 100	0 0	732.00	SF	40.00	40.00	100	2024	1990		20	5,856																											