



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4			
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		15	CONC BLOCK 100		6500	01	1,188	58.0000	20.30	24,116	1946	1946	0	0	0	50.00	50.00	VALUATION BY STANDARD																
Roof Structur		03	GABLE/HIP 100		3 GARAGE RES - 0% - 0										Heated Area: 1188					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		22 54 54 22 BAS1993										BUILDING MARKET VALUE					12,058														
Interior Wall		01	MINIMUM 100												TOTAL MARKET OB/XF VALUE					19,097														
Interior Floop		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET					119,200														
Air Condition		02	WINDOW 100												TOTAL MARKET VALUE					150,355														
Heating Type		02	CONVECTION 100												SOH/AGL Deduction					47,844														
Bedrooms			0 100												ASSESSED VALUE					102,511														
Bathrooms			0 100												TOTAL EXEMPTION VALUE					0														
Frame		01	TYP WD 100												BASE TAXABLE VALUE					102,511														
Stories		1.	1. 100												TOTAL JUST VALUE					150,355														
Units			0 100												NCON VALUE					0														
Occupancy		00	NONE 100												INCOME VALUE																			
															PREVIOUS YEAR MKT VALUE					150,383														
Quality		03	Quality Level 03																															
DOR CODE		0700	MISC RESIDENTIAL																															
MAP NUM			MKT AREA				04																											
NEIGHBORHOOD/LOC		4053.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,188	100	1,188	12,058																														
TOTALS					1,188		1,188	12,058																										
EXTRA FEATURES					85327 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																		
1	1242	WD DECK A	0 0	5	8	40.00	SF	10.00	10.00	100	1994	1994	3	20	80																			
2	0810	CONCRETE A	0 0	8	22	176.00	SF	6.50	6.50	100	1990	1990	3	59.5	681																			
3	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000																			
4	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000																			
5	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000																			
6	0940	SHEDS/PORT	0 0	8	7	56.00	SF	30.00	30.00	100	2000	2000	3	20	336																			