

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																					
Exterior Wall		16	WD FR STUC 100		0100	01	2,996	115.0800	109.33	327,553	2002	2002	0	0	0	10.50	89.50	VALUATION BY		STANDARD																
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2003										Heated Area: 2431										HX Base Yr 2003											
Roof Cover		03	COMP SHNGL 100																																	
Interior Wall		05	DRYWALL 100																																	
Interior Floor		14	CARPET 70																																	
Interior Floor		13	LVT/LAMNT 30																																	
Air Condition		03	CENTRAL 100																																	
Heating Type		04	AIR DUCTED 100																																	
Bedrooms			4 100																																	
Bathrooms			3 100																																	
Frame		02	WOOD FRAME 100																																	
Stories		1.5	1.5 100																																	
Units			0 100																																	
Occupancy		00	NONE 100																																	
Quality		04	Quality Level 04																																	
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		1,869	100	1,869	182,883																															
FGR		543	55	299	29,258																															
FOP		138	30	41	4,012																															
FOP		144	30	43	4,207																															
FUS		562	100	562	54,991																															
PTO		1,412	5	71	6,947																															
USP		370	30	111	10,862																															
TOTALS		5,038		2,996	293,160																															
EXTRA FEATURES		85177 CRADY LAKE DR, 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		0811	CONCRETE B	0 100	0	0	668.00	SF	5.20	5.20	100	2002	2002	3	82	2,848																				
2		0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010																				
3		0912	SCRN RM G	0 100	0	0	1,358.00	SF	20.00	20.00	100	2024	2023		100	27,160																				