



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
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	05	AVERAGE 70		0100	01	2,162	128.1399	121.73	263,180	2015	2015	0	0	0	3.65	96.35	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM - 100% - 2021										Heated Area: 1842					HX Base Yr 2021					Tax Group: 4		Tax Dist:							
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE					253,574														
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					2,741														
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					50,000														
Interior Floor	11	CLAY TILE 60												TOTAL MARKET VALUE					306,315														
Interior Floor	14	CARPET 40												SOH/AGL Deduction					70,961														
Air Condition	03	CENTRAL 100												ASSESSED VALUE					235,354														
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					50,000														
Bedrooms	3	100												BASE TAXABLE VALUE					185,354														
Bathrooms	2	100												TOTAL JUST VALUE					306,315														
Frame	02	WOOD FRAME 100												NCON VALUE					0														
Stories	1.	1. 100												INCOME VALUE																			
Units	0	100												PREVIOUS YEAR MKT VALUE					284,395														
Occupancy	00	NONE 100																															
Quality		06	Quality Level 06																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		04																												
NEIGHBORHOOD/LOC		4071.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,842	100	1,842	216,043																													
FGR	459	55	252	29,556																													
FOP	62	30	19	2,229																													
FOP	138	30	41	4,809																													
FST	15	55	8	938																													
TOTALS		2,516		2,162	253,574																												
EXTRA FEATURES				86163 VEGAS BLVD, 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	521.00	SF	5.20	5.20	100	2015	2015	3	95	2,574																	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	95	167																	