



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	2,518	122.3232	116.21	292,617	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: 2231				HX Base Yr 2021											
Roof Structure	03	GABLE/HIP 100																Tax Group: 4		Tax Dist:									
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE		281,936									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		2,989									
Interior Floor	14	CARPET 70																TOTAL LAND VALUE - MARKET		50,000									
Interior Floor	11	CLAY TILE 30																TOTAL MARKET VALUE		334,925									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction		77,652									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE		257,273									
Bedrooms	4	100																TOTAL EXEMPTION VALUE		HX HB		50,000							
Bathrooms	2.5	100																BASE TAXABLE VALUE		207,273									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE		334,925									
Stories	2.	100																NCON VALUE		0									
Units	0	100																INCOME VALUE											
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE		310,545									
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	976	100	976	109,281																									
FGR	399	55	219	24,521																									
FOP	32	30	10	1,120																									
FOP	112	30	34	3,807																									
FST	36	55	20	2,239																									
FUS	1,255	100	1,255	140,521																									
STR	36	10	4	448																									
TOTALS		2,846		2,518	281,936																								
EXTRA FEATURES					86291 FORTUNE DR, YULEE										BLD DATE 05/17/2022 NW LGL 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	LAND DATE												
1	0810	CONCRETE A	0	100	8	3		24.00	SF 6.50	6.50	100	2015	2015	3	95	148	AG DATE												
2	0811	CONCRETE B	0	100	0	0		575.00	SF 5.20	5.20	100	2015	2015	3	95	2,841													