



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	10	ABOVE AVG 70		0100	01	2,246	130.0558	123.55	277,493	2015	2015	0	0	0	3.65	96.35	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM - 0% - 2024										Heated Area: 1932					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Structur	03	GABLE/HIP 100												BUILDING MARKET VALUE										267,365									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										3,163									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										50,000									
Interior Floo	12	HARDWOOD 70												TOTAL MARKET VALUE										320,528									
Interior Floo	11	CLAY TILE 30												SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100												ASSESSED VALUE										320,528									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										0									
Bedrooms	3	100												BASE TAXABLE VALUE										320,528									
Bathrooms	2	100												TOTAL JUST VALUE										320,528									
Frame	02	WOOD FRAME 100		NCON VALUE										0																			
Stories	1.	1. 100		INCOME VALUE																													
Units	0	100		PREVIOUS YEAR MKT VALUE										297,411																			
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	1,932	100	1,932	229,986																													
FGR	405	55	223	26,546																													
FOP	73	30	22	2,619																													
FSP	128	40	51	6,071																													
FST	15	55	8	952																													
PTO	192	5	10	1,191																													
TOTALS		2,745		2,246		267,365																											
EXTRA FEATURES				86333 FORTUNE DR, YULEE										BLD DATE		05/17/2022		NW		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	0811	CONCRETE B	0	0	0	0		569.00	SF	5.20				3	95	2,811																	
2	0810	CONCRETE A	0	0	19	3		57.00	SF	6.50				3	95	352																	