



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																															
ELEMENT	CD											TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 70										0100	01	2,105	123.7446	117.56	247,464	2015	2015	0	0	0	3.65	96.35	VALUATION BY																										
Exterior Wall	16	WD FR STUC 30										1 SINGLE FAM - 100% - 2023										Heated Area: 1806										HX Base Yr 2023										STANDARD									
Roof Structur	03	GABLE/HIP 100																				BUILDING MARKET VALUE										238,432																			
Roof Cover	03	COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE										3,156																			
Interior Wall	05	DRYWALL 100																				TOTAL LAND VALUE - MARKET										50,000																			
Interior Floo	14	CARPET 70																				TOTAL MARKET VALUE										291,588																			
Interior Floo	11	CLAY TILE 30																				SOH/AGL Deduction										12,498																			
Air Condition	03	CENTRAL 100																				ASSESSED VALUE										279,090																			
Heating Type	04	AIR DUCTED 100																				TOTAL EXEMPTION VALUE										HX HB 50,000																			
Bedrooms	3	100																				BASE TAXABLE VALUE										229,090																			
Bathrooms	2	100																				TOTAL JUST VALUE										291,588																			
Frame	02	WOOD FRAME 100																				NCON VALUE										0																			
Stories	1.	1. 100																				INCOME VALUE																													
Units	0	100																				PREVIOUS YEAR MKT VALUE										270,961																			
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	1,806	100	1,806	204,564																																															
FGR	385	55	212	24,013																																															
FOP	103	30	31	3,511																																															
FOP	160	30	48	5,437																																															
FST	15	55	8	906																																															
TOTALS	2,469		2,105	238,432																																															
EXTRA FEATURES					86010 OSHEAS PL, 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	0810	CONCRETE A	0 100	0	0	484.00	SF	6.50	6.50	100	2015	2015	3	95	2,989																																				
2	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	95	167																																				
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