



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	31	HARDIE BRD 100	0100	01	1,943	122.8430	116.70	226,748	2018	2018	0	0	0	2.00	98.00	VALUATION BY						STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024										Heated Area: 1676					HX Base Yr					Tax Group: 4					Tax Dist:														
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					222,213																			
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					12,461														
Interior Floo	08	SHT VINYL 60																					TOTAL LAND VALUE - MARKET					50,000														
Interior Floo	14	CARPET 40																					TOTAL MARKET VALUE					284,674														
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					284,674														
Bedrooms		3 100																					TOTAL EXEMPTION VALUE					0														
Bathrooms		2 100																					BASE TAXABLE VALUE					284,674														
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					284,674														
Stories	1.	1. 100																					NCON VALUE					0														
Units		0 100																					INCOME VALUE																			
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE					265,688														
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	1,676	100	1,676	191,677																																						
FGR	365	55	201	22,988																																						
FOP	32	30	10	1,144																																						
FSP	120	40	48	5,490																																						
FST	15	55	8	915																																						
TOTALS			2,208		1,943	222,213																																				
EXTRA FEATURES										86112 PRESERVE PL, YULEE										BLD DATE 05/17/2022 NW LGL 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	664.00	SF	5.20	5.20	100	2018	2018	3	97	3,349																										
2	0462	ST/AL FNC	0	0	0	0	760.00	SF	10.00	10.00	100	2018	2018	3	87	6,612																										
3	0855	CONC PAVER	0	0	0	0	250.00	SF	10.00	10.00	100	2022	2022	3	100	2,500																										