



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										4
CONSTRUCTION										VALUATION SUMMARY																				
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,190	131.9717	125.37	274,560	2022	2022	0	0	0	0.00	100.00	Tax Group: 4	Tax Dist:													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023										Heated Area: 1869					HX Base Yr 2023					BUILDING MARKET VALUE			274,560				
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE			3,536				
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET			50,000				
Interior Floo	11	CLAY TILE 70																					TOTAL MARKET VALUE			328,096				
Interior Floo	14	CARPET 30																					SOH/AGL Deduction			15,962				
Air Condition	03	CENTRAL 100																					ASSESSED VALUE			312,134				
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE			50,000				
Bedrooms		3 100																					BASE TAXABLE VALUE			262,134				
Bathrooms		2 100																					TOTAL JUST VALUE			328,096				
Bathrooms		2 100																					NCON VALUE			0				
Frame	02	WOOD FRAME 100																					INCOME VALUE							
Stories	1.	1. 100																					PREVIOUS YEAR MKT VALUE			303,043				
Units		0 100																												
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	1,869	100	1,869	234,317																										
FGR	450	55	248	31,092																										
FOP	94	30	28	3,510																										
FOP	124	30	37	4,639																										
FST	15	55	8	1,003																										
TOTALS		2,552		2,190	274,560																									
EXTRA FEATURES						86709 LAZY LAKE CIR, YULEE										BLD DATE				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	0810	CONCRETE A	0 100	0	0	544.00	SF	6.50	6.50	100	2022	2022	3	100	3,536															