



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		30	VINYL 100		1709	04	1,834	87.3180	71.16	130,507	2000	2000	0	0	0	54.00	46.00	VALUATION BY		STANDARD											
Roof Structur		04	WOOD TRUSS 100		1 MH OFFICE - 0% - 0													Heated Area: 1834							HX Base Yr						
Roof Cover		03	COMP SHNGL 100		2.5662768 BAS 2000													Tax Group: 4							Tax Dist:						
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE							60,033						
Interior Floo		14	CARPET 70															TOTAL MARKET OB/XF VALUE							33,583						
Interior Floo		08	SHT VINYL 30															TOTAL LAND VALUE - MARKET							339,148						
Ceiling		01	FIN.SUSPD 100															TOTAL MARKET VALUE							432,764						
Air Condition		03	CENTRAL 100															SOH/AGL Deduction							208,830						
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE							223,934						
Fixtures			4 100															TOTAL EXEMPTION VALUE							0						
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE							223,934						
Story Height			8 100															TOTAL JUST VALUE							432,764						
RMS			9 100															NCON VALUE							0						
Stories		1.	1. 100															INCOME VALUE													
Units			0 100															PREVIOUS YEAR MKT VALUE							439,498						
Occupancy		00	NONE 100																												
Quality		03	Quality Level 03																												
DOR CODE		2700	VEH SALE/REPAIR																												
MAP NUM			MKT AREA				04																								
NEIGHBORHOOD/LOC		4051.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,834	100	1,834	60,033																											
TOTALS					1,834		1,834	60,033												BLD DATE				LGL DATE							
EXTRA FEATURES					850712 US HWY 17, YULEE										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	1242	WD DECK A	0	0	0	0	898.00	SF	10.00	10.00	100	2000	2000	3	20	1,796															
2	0803	ASPHALT C	0	0	0	0	8,962.00	SF	2.00	2.00	100	2000	2000	3	50	8,962															
3	0812	CONCRETE C	0	0	0	0	6,471.00	SF	4.00	4.00	100	2000	2000	3	79	20,448															
4	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2000	2000	3	52	728															
5	0424	CL FNC 6'	0	0	0	0	136.00	LF	15.00	15.00	100	2000	2000	3	52	1,061															
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2000	2000	3	84	84															
7	0446	BOX FNC 6'	0	0	0	0	56.00	LF	20.00	20.00	100	2010	2010	3	45	504															