



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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													
Exterior Wall	05	AVERAGE 100		0100	01	2,639	106.1760	100.87	266,196	1985	1991	0	0	0	15.25	84.75	STANDARD												
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0												Heated Area: 2010													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4048.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,010	100	2,010	171,830																									
FEP	368	80	294	25,133																									
FOP	670	30	201	17,183																									
UCP	672	20	134	11,456																									
TOTALS				3,720		2,639	225,601																						
EXTRA FEATURES				85771 HADDOCK RD, 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	0940	SHEDS/PORT	0 100	10	16	160.00	SF	20.10	20.10	100	1985	1985	3	20	643														
2	0812	CONCRETE C	0 100	0	0	2,049.00	SF	4.00	4.00	100	1987	1987	3	52	4,262														
3	0511	GARAGE CB-	0 100	30	30	900.00	SF	26.80	26.80	100	1988	1988	3	54.5	13,145														
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660														
5	0681	POLE SHED	0 100	12	30	360.00	SF	15.00	15.00	100	1992	1992	3	20	1,080														
6	0681	POLE SHED	0 100	24	12	288.00	SF	11.25	11.25	100	2001	2001	3	29	940														
7	0681	POLE SHED	0 100	22	18	396.00	SF	11.25	11.25	100	2002	2002	3	30	1,337														
LAND DESCRIPTION										TOTAL OB/XF										24,067									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		OR	265.00	125.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000												