



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	10	ABOVE AVG 100	0100	01	1,363	125.5800	119.30	162,606	1994	1999	0	0	0	11.50	88.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023										Heated Area: 1144					HX Base Yr 2023											
Roof Cover	12	MODULAR MT 100	44 8 UOP 2021 8 44 8 UOP 1994 8 44 26 BAS 1994 26 44 6 FOP 1994 6																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
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	1,144	100	1,144	120,784																									
FOP	264	30	79	8,341																									
UOP	352	20	70	7,391																									
UOP	352	20	70	7,391																									
TOTALS			2,112		1,363	143,906																							
EXTRA FEATURES			85201 RENIA ST, YULEE										BLD DATE 03/28/2007			JM			LGL DATE										
													XF DATE 03/28/2007			JM			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	100	0	0		390.00	SF 10.00	10.00	100	2018	2018	3	82	3,198													
2	0681	POLE SHED	0	100	30	20		600.00	SF 10.05	10.05	100	2017	2017	3	84	5,065													
3	0810	CONCRETE A	0	100	0	0		296.00	SF 6.50	6.50	100	1994	1994	3	68	1,308													
4	0940	SHEDS/PORT	0	100	13	15		195.00	SF 30.00	30.00	100	1994	1994	3	20	1,170													
5	0810	CONCRETE A	0	100	6	6		36.00	SF 6.50	6.50	100	2004	2004	3	84	197													
6	0810	CONCRETE A	0	100	0	0		468.00	SF 6.50	6.50	100	2019	2019	3	98	2,981													
LAND DESCRIPTION										TOTAL OB/XF										13,919									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000												

VANZANT JOSEPH R
85201 RENIA STREET
YULEE, FL 32097

2024

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