



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	08	WD ON PLY 100	0100	01	1,651	119.8300	113.84	187,950	1962	1995	0	0	0	21.00	79.00	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 1456										HX Base Yr 2024																			
Roof Cover	12	MODULAR MT 100																					Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 60																					BUILDING MARKET VALUE										148,480									
Interior Wall	04	PLYWOOD 40																					TOTAL MARKET OB/XF VALUE										19,994									
Interior Floo	13	LVT/LAMNT 80																					TOTAL LAND VALUE - MARKET										300,000									
Interior Floo	11	CLAY TILE 20																					TOTAL MARKET VALUE										468,474									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										468,474									
Bedrooms		2 100																					TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		2 100																					BASE TAXABLE VALUE										418,474									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE										468,474									
Stories	1.	1. 100	NCON VALUE										0																													
Units		0 100	INCOME VALUE																																							
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE										412,976																													
Occupancy	00	NONE 100																																								
Quality	06	Quality Level 06																																								
DOR CODE	0100	SINGLE FAMILY																																								
MAP NUM		MKT AREA	04																																							
NEIGHBORHOOD/LOC	4082.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,456	100	1,456	130,943																																						
USP	240	30	72	6,475																																						
USP	410	30	123	11,062																																						
TOTALS	2,106		1,651	148,480																																						
EXTRA FEATURES					85922 AVANT 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	18	20	360.00	SF	20.10	20.10	100	1972	1972	3	20	1,447																											
2	0300	BOAT DCK W	0 100	0	0	312.00	SF	40.00	40.00	100	2002	2002	3	30	3,744																											
3	0351	CARPORT MT	0 100	18	24	432.00	SF	5.90	5.90	100	1997	1997	3	20	510																											
4	0812	CONCRETE C	0 100	0	0	2,591.00	SF	4.00	4.00	100	1990	1990	3	59.5	6,167																											
5	0303	FLT DOCK W	0 100	8	16	128.00	SF	26.00	26.00	100	2002	2002	3	30	998																											
6	0306	BOAT RAMP	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	1990	1990	3	100	3,000																											
7	1242	WD DECK A	0 100	11	3	33.00	SF	10.00	10.00	100	1997	1997	3	20	66																											
8	0311	WD GANG WY	0 100	0	0	12.00	SF	67.50	67.50	100	2002	2002	3	20	162																											
9	0920	CWALL-WD/M	0 100	0	0	50.00	LF	390.00	390.00	100	1990	1990	3	20	3,900																											
LAND DESCRIPTION										TOTAL OB/XF										19,994																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
1	000130	C	SFR WATER	100		RSF	1100.00	200.00	100.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	300,000																									