



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	16	WD FR STUC 100	0900	01	2,536	102.4176	128.02	324,659	2005	2005	0	0	0	9.00	91.00	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024										Heated Area: 2218										HX Base Yr 2024								
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	13	LVT/LAMNT 70																													
Interior Floo	11	CLAY TILE 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		4 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 100																													
Units		0 100																													
Occupancy	00	NONE 100																													
Quality			02	Quality Level 02																											
DOR CODE			0100	SINGLE FAMILY																											
MAP NUM		MKT AREA		04																											
NEIGHBORHOOD/LOC			4033.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,218	100	2,218	258,393																											
FGR	418	55	230	26,795																											
FOP	52	30	16	1,864																											
FSP	180	40	72	8,387																											
TOTALS			2,868		2,536	295,440																									
EXTRA FEATURES										97037 CASTLE RIDGE DR, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115															
2	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	100	2005	2005	3	86	3,631															
3	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00	85.00	100	2005	2005	3	40	9,724															
4	0845	KOOL DECK	0	100	0	0	554.00	SF	7.25	7.25	100	2005	2005	3	86	3,454															
5	0912	SCRN RM G	1	100	0	0	1,676.00	SF	20.00	20.00	100	2024	2023		100	33,520															