

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		05	AVERAGE 100							0900	01	1,707	97.2000	121.50	207,400	1976	1990	0	0	0	15.50	84.50	VALUATION BY		STANDARD																		
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM - 100% - 1982														Heated Area: 1452										HX Base Yr 1982									
Roof Cover		03	COMP SHNGL 100							13 12 12 13 20 20 13 4 5 8 5 33 33 20 4 29 28 FST 1993 BAS 1993 UGR 1993 FOP 1993																																	
Interior Wall		05	DRYWALL 100																																								
Interior Floor		14	CARPET 100																																								
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																																								
BUD8 Adjustme		04	DIST 01 100																																								
Occupancy		00	NONE 100																																								
Quality		01	Quality Level 01																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA							04																																	
NEIGHBORHOOD/LOC		4032.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,452	100	1,452	149,073																																							
FOP	40	30	12	1,232																																							
FOP	132	30	40	4,107																																							
FST	156	55	86	8,829																																							
UGR	260	45	117	12,013																																							
TOTALS		2,040		1,707	175,253																																						
EXTRA FEATURES									97258 BLACKBEARDS WAY, YULEE										BLD DATE				LGL DATE		06/16/2023		MLU																
																			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	0810	CONCRETE A	0	100	0	0	170.00	SF	6.50	6.50	100	1980	1980	3	32.5	359																											
2	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1993	1993	3	20	5,376																											
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1990	1990	3	20	322																											
4	0861	POOL GUNIT	0	100	29	14	406.00	SF	85.00	85.00	100	2005	2005	3	40	13,804																											
5	0845	KOOL DECK	0	100	0	0	674.00	SF	7.25	7.25	100	2005	2005	3	86	4,202																											
6	0911	SCRN RM A	0	100	36	30	1,080.00	SF	17.50	17.50	100	2005	2005	3	24	4,536																											
LAND DESCRIPTION										TOTAL OB/XF										28,599																							
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	100,000.00	115,000.00	115,000																										
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS																																											