

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 50		0100	01	1,612	125.1030	118.85	191,586	1978	1978	0	0	0	31.25	68.75	VALUATION BY		STANDARD																
Exterior Wall		19	COMMON BRK 50		1 SINGLE FAM - 100% - 1999										Heated Area: 1595				HX Base Yr 1999				Tax Group: 4		Tax Dist:											
Roof Structur		03	GABLE/HIP 100		29 55 29 41 14 4 14 4 14 4														BUILDING MARKET VALUE		142,817															
Roof Cover		03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE		6,436															
Interior Wall		05	DRYWALL 100																TOTAL LAND VALUE - MARKET		75,000															
Interior Floo		14	CARPET 90																TOTAL MARKET VALUE		224,253															
Interior Floo		08	SHT VINYL 10																SOH/AGL Deduction		107,350															
Air Condition		03	CENTRAL 100																ASSESSED VALUE		116,903															
Heating Type		04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		HX HB WX SX		105,000													
Bedrooms		3	100																BASE TAXABLE VALUE		11,903															
Bathrooms		2	100																TOTAL JUST VALUE		224,253															
Frame		02	WOOD FRAME 100																NCON VALUE		0															
Stories		1.	1. 100		INCOME VALUE																															
Units		0	100		PREVIOUS YEAR MKT VALUE		204,116																													
BUD8 Adjustme		04	DIST 01 100																																	
Occupancy		00	NONE 100																																	
Quality		05	Quality Level 05																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA		04																															
NEIGHBORHOOD/LOC		4031.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,595	100	1,595	130,327																																
FOP	56	30	17	1,389																																
TOTALS		1,651		1,612	131,715																															
EXTRA FEATURES					96676 BLACKROCK RD, YULEE										BLD DATE				LGL DATE		06/20/2023		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	0812	CONCRETE C	0 100	0	0	60.00	SF	4.00	4.00	100	1980	1980	3	32.5	78																					
2	0812	CONCRETE C	0 100	0	0	100.00	SF	4.00	4.00	100	1980	1980	3	32.5	130																					
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																					
4	0812	CONCRETE C	0 100	0	0	2,600.00	SF	4.00	4.00	100	1981	1981	3	35	3,640																					
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	24	960																					

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Exterior Wall		05	AVERAGE 100		6500	01	1,040	61.0000	21.35	22,204	1981	1981	0	0	0	50.00	50.00	VALUATION BY				STANDARD										
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES - 100% - 1999										Heated Area: 1040					HX Base Yr 1999					Tax Group: 4				Tax Dist:			
Roof Cover		03	COMP SHNGL 100		26 40 26 40 BAS 1993										BUILDING MARKET VALUE				142,817													
Interior Wall		01	MINIMUM 100												TOTAL MARKET OB/XF VALUE				6,436													
Interior Floo		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET				75,000													
Air Condition		01	NONE 100												TOTAL MARKET VALUE				224,253													
Heating Type		01	NONE 100												SOH/AGL Deduction				107,350													
Bedrooms			0 100												ASSESSED VALUE				116,903													
Bathrooms			0 100												TOTAL EXEMPTION VALUE				HX HB WX SX 105,000													
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE				11,903													
Stories		1.	1. 100												TOTAL JUST VALUE				224,253													
Units			0 100												NCON VALUE				0													
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																											
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE				204,116																							
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA				04																									
NEIGHBORHOOD/LOC		4031.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,040	100	1,040	11,102																												