



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	PAGE 1 of 2																				
Exterior Wall		31	HARDIE BRD 100		0500	01	2,979	112.3206	168.48	501,902	2023	2023	0	0	0	0.00	100.00	VALUATION SUMMARY																				
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2024										Heated Area: 2491										STANDARD													
Roof Cover		12	MODULAR MT 100												HX Base Yr 2024										Tax Group: 4													
Interior Wall		05	DRYWALL 100																						Tax Dist:													
Interior Floor		13	LVT/LAMNT 90																						BUILDING MARKET VALUE													
Interior Floor		14	CARPET 10																						TOTAL MARKET OB/XF VALUE													
Air Condition		03	CENTRAL 100																						TOTAL LAND VALUE - MARKET													
Heating Type		04	AIR DUCTED 100																						TOTAL MARKET VALUE													
Bedrooms			4 100																						SOH/AGL Deduction													
Bathrooms			3 100																						ASSESSED VALUE													
Frame		02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE													
Stories		1.	1. 100																						BASE TAXABLE VALUE													
																									TOTAL JUST VALUE													
																									NCON VALUE													
																									INCOME VALUE													
																									PREVIOUS YEAR MKT VALUE													
Quality		04	Quality Level 04																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA																						04													
NEIGHBORHOOD/LOC			4026.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,491	100	2,491	419,684																																		
FGR	552	55	304	51,218																																		
FOP	126	30	38	6,402																																		
FOP	135	30	40	6,739																																		
FOP	352	30	106	17,859																																		
TOTALS					3,656		2,979	501,902																														
EXTRA FEATURES					96077 GRAVEL CREEK DR, YULEE										BLD DATE										LGL DATE													
															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	0855	CONC PAVER	0 100	0	0	1,923.00	SF	10.00	10.00	100	2023	2023		100	19,230																							
2	0855	CONC PAVER	0 100	0	0	172.00	SF	10.00	10.00	100	2023	2023		100	1,720																							
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2023	2023		100	38,250																							
4	0855	CONC PAVER	0 100	0	0	734.00	SF	10.00	10.00	100	2023	2023		100	7,340																							
5	0912	SCRN RM G	0 100	34	32	1,088.00	SF	20.00	20.00	100	2023	2023		100	21,760																							

[illegible]