



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	30	VINYL 100	0800	02	1,724	122.4000	91.80	158,263	1995	2000	0	0	0	54.00	46.00	STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2024													Heated Area: 1719													HX Base Yr 2024												
Roof Cover	12	MODULAR MT 100	27 64 27 35 9 4 DCK 2023 4 9 20																																						
Interior Wall	05	DRYWALL 60																																							
Interior Wall	04	PLYWOOD 40																																							
Interior Floo	14	CARPET 60																																							
Interior Floo	08	SHT VINYL 40																																							
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																																							
Quality			03	Quality Level 03																																					
DOR CODE			0200	MOBILE HOME																																					
MAP NUM			MKT AREA																		04																				
NEIGHBORHOOD/LOC			4053.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,719	100	1,719	72,590																																					
DCK	36	15	5	211																																					
TOTALS			1,755	1,724	72,801																																				
EXTRA FEATURES			77130 PARKER 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	0810	CONCRETE A	0 100	19	33	627.00	SF	6.50	6.50	100	1995	1995	3	70	2,853																										
2	0350	CARPORT WD	0 100	41	25	1,025.00	SF	13.00	13.00	100	1997	1997	3	20	2,665																										
3	0811	CONCRETE B	0 100	0	0	1,266.00	SF	5.20	5.20	100	1997	1997	3	73	4,806																										
4	1242	WD DECK A	0 100	26	12	312.00	SF	10.00	10.00	100	2014	2014	3	65	2,028																										
LAND DESCRIPTION			TOTAL OB/XF 12,352																																						
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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.68	AC		1.00	1.00	1.00	80,000.00	80,000.00	214,400																								
REVIEW DATE 07/26/2023 BY NW Total Acres: 2.68 Total Land Value: 214,400 Market: 0 Agricultural: 0 Common: 214,400 PRINTED 08/06/2024 BY SYS																																									



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Exterior Wall	30	VINYL 100	6500	01	1,212	66.7800	23.37	28,324	1995	1995	0	0	0	50.00	50.00	VALUATION BY												STANDARD				
Roof Structur	03	GABLE/HIP 100	2 GARAGE RES - 100% - 2024										Heated Area: 1148				HX Base Yr 2024												Tax Group: 4		Tax Dist:	
Roof Cover	12	MODULAR MT 100																											BUILDING MARKET VALUE		86,963	
Interior Wall	01	MINIMUM 100																											TOTAL MARKET OB/XF VALUE		12,352	
Interior Floo	03	CONC FINSH 100																											TOTAL LAND VALUE - MARKET		214,400	
Air Condition	02	WINDOW 100																											TOTAL MARKET VALUE		313,715	
Heating Type	01	NONE 100																											SOH/AGL Deduction		72,914	
Bedrooms	0	100																											ASSESSED VALUE		240,801	
Bathrooms	0	100																											TOTAL EXEMPTION VALUE		50,000	
Frame	02	WOOD FRAME 100																											BASE TAXABLE VALUE		190,801	
																													TOTAL JUST VALUE		313,715	