



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	12	CEDAR 100	0100	01	1,249	145.3048	138.04	172,412	1986	1990	0	0	0	16.50	83.50	VALUATION BY						STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1172					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Cover	12	MODULAR MT 100																					BUILDING MARKET VALUE					143,964				
Interior Wall	05	DRYWALL 80																					TOTAL MARKET OB/XF VALUE					17,915				
Interior Wall	06	CUST PANEL 20																					TOTAL LAND VALUE - MARKET					80,000				
Interior Floor	13	LVT/LAMNT 50																					TOTAL MARKET VALUE					241,879				
Interior Floor	14	CARPET 50																					SOH/AGL Deduction					25,838				
Air Condition	03	CENTRAL 100																					ASSESSED VALUE					216,041				
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE					HX HB VX 55,000				
Bedrooms	2	100																					BASE TAXABLE VALUE					161,041				
Bathrooms	2	100																					TOTAL JUST VALUE					241,879				
Frame	02	WOOD FRAME 100																					NCON VALUE					0				
Stories	1.	1. 100																					INCOME VALUE									
Units	0	100																					PREVIOUS YEAR MKT VALUE					260,937				
BUD8 Adjustme	04	DIST 01 100																					OWNER ALSO OWNS LOT 16- THAT HAS A GARAGE/AOF/CPRT									
Occupancy	00	NONE 100																														
Quality	06	Quality Level 06																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA														04																
NEIGHBORHOOD/LOC	4053.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,172	100	1,172	135,089																												
FOP	35	30	10	1,152																												
FOP	160	30	48	5,533																												
FST	35	55	19	2,190																												
TOTALS			1,402		1,249	143,964											BLD DATE					LGL DATE										
EXTRA FEATURES			851098 US HWY 17, YULEE										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	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00	100	1992	1992	3	20	360																	
2	0681	POLE SHED	0 100	10	8	80.00	SF	15.00	15.00	100	1986	1986	3	20	240																	
3	0812	CONCRETE C	0 100	0	0	6,012.00	SF	4.00	4.00	100	1996	1996	3	72	17,315																	