

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																					
Exterior Wall		19	COMMON BRK 100		0100	01	1,916	138.6210		131.69		252,318	1979	1988	0	0	0	27.50	72.50	Tax Group: 4										Tax Dist:																			
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2005															Heated Area: 1875										HX Base Yr 2005																			
Roof Cover		03	COMP SHNGL 100		27 26 18 18 27 21 28 4 4 21 53 14 14																									BUILDING MARKET VALUE										197,587									
Interior Wall		05	DRYWALL 100																											TOTAL MARKET OB/XF VALUE										3,678									
Interior Floo		13	LVT/LAMNT 50																											TOTAL LAND VALUE - MARKET										104,000									
Interior Floo		14	CARPET 50																											TOTAL MARKET VALUE										305,265									
Air Condition		03	CENTRAL 100																											SOH/AGL Deduction										163,947									
Heating Type		04	AIR DUCTED 100																											ASSESSED VALUE										141,318									
Bedrooms			3 100																											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100																											BASE TAXABLE VALUE										91,318									
Frame		02	WOOD FRAME 100																											TOTAL JUST VALUE										305,265									
Stories		1.	1. 100																											NCON VALUE										0									
Units		0	100																											INCOME VALUE																			
BUD8 Adjustme		04	DIST 01 100																											PREVIOUS YEAR MKT VALUE										297,786									
Occupancy		00	NONE 100																																														
Quality		06	Quality Level 06																																														
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		1,875		100		1,875		179,016																																									
FOP		56		30		17		1,623																																									
PTO		486		5		24		2,292																																									
TOTALS		2,417				1,916		182,931																																									
EXTRA FEATURES										96117 MARANATHA 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	0500	FP-PRE FAB		0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																																	
2	0803	ASPHALT C		0	100	0	2,050.00	SF	2.00	2.00	100	1997	1997	3	50	2,050																																	
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