

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	05	AVERAGE 100		0100	01	1,647	126.6840	120.35	198,216	2001	2005	0	0	0	8.50	91.50	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2003										Heated Area: 1610										HX Base Yr 2003									
Roof Cover	12	MODULAR MT 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	13	LVT/LAMNT 50																															
Interior Floor	14	CARPET 50																															
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																															
BUD8 Adjustme	04	DIST 01 100																															
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	1,010	100	1,010	111,222																													
BAS	600	100	600	66,072																													
DCK	160	10	16	1,762																													
FOP	70	30	21	2,312																													
TOTALS		1,840		1,647		181,368																											
EXTRA FEATURES				96216 CONFEDERATE OAKS DR, 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	0752	USP	0 100	20	14	280.00	SF	15.00	15.00	100	2001	2001	3	29	1,218																		
2	0351	CARPORT MT	0 100	18	24	432.00	SF	10.00	10.00	100	2005	2005	3	24	1,037																		
3	0510	GARAGE WD-	0 100	18	16	288.00	SF	26.25	26.25	100	2005	2005	3	40	3,024																		
4	0476	VF 6 SBPL	0 100	0	0	66.00	LF	16.00	16.00	100	2014	2014	3	87	919																		
5	1242	WD DECK A	0 100	16	10	160.00	SF	7.50	7.50	100	2010	2010	3	45	540																		
6	0820	WOOD WALK	0 100	60	3	180.00	SF	11.75	11.75	100	2010	2010	3	40	846																		
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