



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	20	FACE BRICK 100	0900	01	2,320	112.3668	140.46	325,867	1999	1999	0	0	0	18.00	82.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2000														Heated Area: 1920														
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2000														
Interior Wall	05	DRYWALL 100																													
Interior Floo	13	LVT/LAMNT 60																													
Interior Floo	14	CARPET 40																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		2 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 100																													
Units		0 100																													
Occupancy	00	NONE 100																													
Quality			04	Quality Level 04																											
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	1,920	100	1,920	221,140																											
FCP	321	25	80	9,214																											
FOP	404	30	121	13,937																											
FSP	180	40	72	8,293																											
FSP	210	40	84	9,675																											
FST	75	55	41	4,722																											
STR	24	10	2	230																											
TOTALS			3,134	2,320	267,211																										
EXTRA FEATURES					96179 GROOVER LN, 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	0300	BOAT DCK W	0 100	165 6	990.00	SF	40.00	40.00	100	1987	1987	3	20	7,920																	
2	0525	GAZEBO	0 100	0 0	1.00	UT	5,500.00	5,500.00	100	1992	1992	3	20	1,100																	
3	0810	CONCRETE A	0 100	0 0	428.00	SF	5.85	5.85	100	1999	1999	3	77	1,928																	
LAND DESCRIPTION																	TOTAL OB/XF 10,948														
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	000130	C	SFR WATER	100	0008	RSF-	1183.00	235.00	198.00	FF		1.00	1.00	0.90	3,000.00	2,700.00	534,600														
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 534,600 Market: 0 Agricultural: 0 Common: 534,600 PRINTED 08/06/2024 BY SYS																															

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