



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	31	HARDIE BRD 90	0500	01	4,952	92.1834	138.28	684,763	2004	2004	0	0	0	9.75	90.25	VALUATION BY						STANDARD										
Exterior Wall	20	FACE BRICK 10	1 SFR CUST - 100% - 2024										Heated Area: 4268					HX Base Yr 2024					Tax Group: 4					Tax Dist:				
Roof Structur	08	IRREGULAR 100											BUILDING MARKET VALUE					637,884														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					55,876														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					115,000														
Interior Floo	11	CLAY TILE 70											TOTAL MARKET VALUE					808,760														
Interior Floo	14	CARPET 30											SOH/AGL Deduction					150,097														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					658,663														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB					50,000									
Bedrooms	6	100											BASE TAXABLE VALUE					608,663														
Bathrooms	4.5	100											TOTAL JUST VALUE					808,760														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	2.	100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE					795,681														
Occupancy	00	NONE 100																														
Quality		01 Quality Level 01																														
DOR CODE		0100 SINGLE FAMILY																														
MAP NUM		MKT AREA													04																	
NEIGHBORHOOD/LOC		4028.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	518	100	518	64,645																												
BAS	2,709	100	2,709	338,077																												
FGR	790	55	434	54,163																												
FOP	75	30	22	2,745																												
FOP	336	30	101	12,604																												
FOP	411	30	123	15,350																												
FUS	1,041	100	1,041	129,914																												
PTO	80	5	4	499																												
TOTALS		5,960		4,952	617,999																											
EXTRA FEATURES					96082 SCARLET OAKS CT, YULEE										BLD DATE 04/04/2023 NW LGL DATE 01/01/2019 KB																	
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	0861	POOL GUNIT	0	100	32	14		448.00	SF	85.00		85.00	100	2004	2004	3	36	13,709														
2	0845	KOOL DECK	0	100	0	0		541.00	SF	7.25		7.25	100	2004	2004	3	84	3,295														
3	1127	BRICK 8"	0	100	0	0		238.00	SF	11.00		11.00	100	2004	2004	3	96	2,513														
4	0855	CONC PAVER	0	100	0	0		171.00	SF	10.00		10.00	100	2007	2007	3	88	1,505														
5	1126	CB/STC 8"	0	100	0	0		57.00	SF	8.00		8.00	100	2004	2004	3	84	383														
6	0855	CONC PAVER	0	100	0	0		2,962.00	SF	10.00		10.00	100	2004	2004	3	84	24,881														
7	0911	SCRN RM A	0	100	34	22		748.00	SF	17.50		17.50	100	2004	2004	3	22	2,880														
8	1134	LANDSCP BL	0	100	30	0		60.00	SF	3.00		3.00	100	2019	2019	3	99	178														
9	0855	CONC PAVER	0	100	20	20		400.00	SF	10.00		10.00	100	2019	2019	3	98	3,920														
10	0810	CONCRETE A	0	100	0	0		410.00	SF	6.50		6.50	100	2019	2019	3	98	2,612														
LAND DESCRIPTION					TOTAL OB/XF										55,876																	
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	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000															
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DEAL DEBORAH & BOBBY
96082 SCARLET OAKS CT
YULEE, FL 32097

2024

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