

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall										0100 01 2,134 132.5940 125.96 268,799 1964 1969 0 0 0 37.00 63.00										VALUATION BY									
Roof Structur										1 03 GABLE/HIP 100										Tax Group: 4									
Roof Cover										03 COMP SHNGL 100										Tax Dist:									
Interior Wall										04 PLYWOOD 100										BUILDING MARKET VALUE									
Interior Floo										14 CARPET 100										TOTAL MARKET OB/XF VALUE									
Air Condition										03 CENTRAL 100										TOTAL LAND VALUE - MARKET									
Heating Type										04 AIR DUCTED 100										TOTAL MARKET VALUE									
Bedrooms										3 100										SOH/AGL Deduction									
Bathrooms										2 100										ASSESSED VALUE									
Frame										03 MASONRY 100										TOTAL EXEMPTION VALUE									
Stories										1. 1. 100										BASE TAXABLE VALUE									
Units										0 100										TOTAL JUST VALUE									
BUD8 Adjustme										04 DIST 01 100										NCON VALUE									
Occupancy										00 NONE 100										INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE									
Quality										05 Quality Level 05																			
DOR CODE										0100 SINGLE FAMILY																			
MAP NUM										MKT AREA 04																			
NEIGHBORHOOD/LOC										4053.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL ADJ AREA										SUBAREA MARKET VALUE																			
BAS										1,604 100 1,604 127,285																			
FOP										234 30 70 5,555																			
FST										120 55 66 5,237																			
UDG										672 55 370 29,361																			
UOP										120 20 24 1,904																			
TOTALS										2,750 2,134 169,343																			
EXTRA FEATURES										86242 PAGES DAIRY RD, 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 0500										FP-PRE FAB										0 100 0 0									
2 0810										CONCRETE A										0 100 42 3									
3 0803										ASPHALT C										0 100 0 0									
4 0680										POLE SHED										0 100 12 18									
5 0680										POLE SHED										0 100 18 8									
6 0680										POLE SHED										0 100 18 8									
LAND DESCRIPTION										TOTAL OB/XF										5,074									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
1 000102										C										SFR/MH									
2 009630										C										SWAMP									
REVIEW DATE										01/20/2023										BY									
NWA										Total Acres: 2.47										Total Land Value: 123,665									
Market: 0										Agricultural: 0										Common: 123,665									
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