

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMEN		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																	
Exterior Wall		05	AVERAGE 100		0100	01	2,358	105.7420	100.45	236,861	1999	1999	0	0	0	11.75	88.25	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2000										Heated Area: 2290										HX Base Yr 2000									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										209,030									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										3,684									
Interior Floo		14	CARPET 70												TOTAL LAND VALUE - MARKET										80,000									
Interior Floo		11	CLAY TILE 30												TOTAL MARKET VALUE										292,714									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										135,814									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										156,900									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100												BASE TAXABLE VALUE										106,900									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										292,714									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100												INCOME VALUE																			
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE										283,531									
Quality		03	Quality Level 03																															
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	2,290	100	2,290	203,002																														
DCK	678	10	68	6,028																														
TOTALS		2,968		2,358	209,030																													
EXTRA FEATURES					86547 PAGES DAIRY 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	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	2000	2000	3	28	1,344																			
2	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	15.00	100	2015	2015	3	78	2,340																			
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