

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																														
ELEMENT	CD																			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																		
Exterior Wall	05	AVERAGE 80																			0100	01	2,560	95.9040	91.11	233,242	1960	1970	0	0	0	23.70	76.30																	
Exterior Wall	19	COMMON BRK 20																			1 SINGLE FAM - 100% - 0										Heated Area: 2424										HX Base Yr									
Roof Structur	03	GABLE/HIP 100																																																
Roof Cover	03	COMP SHNGL 100																																																
Interior Wall	04	PLYWOOD 100																																																
Interior Floo	09	PINE WOOD 50																																																
Interior Floo	14	CARPET 50																																																
Air Condition	01	NONE 100																																																
Heating Type	04	AIR DUCTED 100																																																
Bedrooms	3 100																																																	
Bathrooms	3 100																																																	
Frame	02	WOOD FRAME 100																																																
Stories	2.	2. 100																																																
Units	0 100																																																	
BUD8 Adjustme	04	DIST 01 100																																																
Occupancy	00	NONE 100																																																
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	900	100	900	62,565																																														
BAS	1,524	100	1,524	105,944																																														
UCP	98	20	20	1,390																																														
UDU	210	55	116	8,064																																														
TOTALS	2,732		2,560	177,964																																														
EXTRA FEATURES					86570 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																																			
2	0810	CONCRETE A	0 100	0	0	440.00	SF	6.50	6.50	100	1960	1960	3	20	572																																			