



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	30	VINYL 100		0100	01	2,441	114.5914	130.63	318,868	2003	2003	0	0	0	9.75	90.25	VALUATION BY		STANDARD																
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 1986										Tax Group: 4		Tax Dist:									
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE		287,778									
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		8,022									
Interior Floo	14	CARPET 90																						TOTAL LAND VALUE - MARKET		80,000									
Interior Floo	11	CLAY TILE 10																						TOTAL MARKET VALUE		375,800									
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction		119,444									
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE		256,356									
Bedrooms		3 100																						TOTAL EXEMPTION VALUE		HX HB VX		55,000							
Bathrooms		2 100																						BASE TAXABLE VALUE		201,356									
Bathrooms																								TOTAL JUST VALUE		375,800									
Frame	02	WOOD FRAME 100																						NCON VALUE		0									
Stories	1.	1. 100																						INCOME VALUE											
Units		0 100																						PREVIOUS YEAR MKT VALUE		315,860									
Occupancy	00	NONE 100																																	
Quality	05	Quality Level 05																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM		MKT AREA		04																															
NEIGHBORHOOD/LOC				4039.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,986	100	1,986	234,136																															
FGR	462	55	254	29,945																															
FOP	145	30	44	5,188																															
UOP	154	20	31	3,655																															
USP	420	30	126	14,854																															
TOTALS				3,167		2,441	287,778																												
EXTRA FEATURES				86037 WORTHINGTON DR, 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	0812	CONCRETE C	0	100	0	0	1,478.00	SF	4.80	4.80	100	2003	2003	3	83	5,888																			
2	0810	CONCRETE A	0	100	0	0	288.00	SF	7.80	7.80	100	2015	2015	3	95	2,134																			