



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 70		0100	01	2,887	115.3900	131.54	379,756	2005	2005		0	0	8.65	91.35	STANDARD												
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM - 100% - 2020										Heated Area: 2508					HX Base Yr 2020										
Roof Structur	03	GABLE/HIP 100																VALUATION BY					STANDARD						
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					346,907						
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					6,609						
Interior Floo	14	CARPET 80																TOTAL LAND VALUE - MARKET					80,000						
Interior Floo	08	SHT VINYL 20																TOTAL MARKET VALUE					433,516						
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					195,785						
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					237,731						
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms		2.5 100																BASE TAXABLE VALUE					187,731						
Frame	02	WOOD FRAME 100		TOTAL JUST VALUE					433,516																				
Stories	1.	1. 100		NCON VALUE					0																				
Units		0 100		INCOME VALUE																									
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE					361,720																				
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	2,508	100	2,508	301,365																									
FGR	416	55	229	27,517																									
FOP	278	30	83	9,974																									
FOP	220	30	66	7,931																									
PTO	25	5	1	121																									
TOTALS		3,447			2,887		346,907																						
EXTRA FEATURES										861577 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	1,601.00	SF	4.80	4.80	100	2005	2005	3	86	6,609														