



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																								
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		05	AVERAGE 100		0100	01	1,958	110.0000	104.50	204,611	1965	1980	0	0	0	18.00	82.00	STANDARD																																				
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023										Heated Area: 1478										HX Base Yr																													
Roof Cover		03	COMP SHNGL 100																						VALUATION BY																													
Interior Wall		05	DRYWALL 100																						Tax Group: 4										Tax Dist:																			
Interior Floop		13	LVT/LAMNT 100																						BUILDING MARKET VALUE										167,781																			
Air Condition		03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE										2,629																			
Heating Type		04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET										50,000																			
Bedrooms		3	100																						TOTAL MARKET VALUE										220,410																			
Bathrooms		2	100																						SOH/AGL Deduction										0																			
Frame		02	WOOD FRAME 100																						ASSESSED VALUE										220,410																			
Stories		1.	1. 100																						TOTAL EXEMPTION VALUE										0																			
Units		0	100																						BASE TAXABLE VALUE										220,410																			
BUD8 Adjustme		04	DIST 01 100																						TOTAL JUST VALUE										220,410																			
Occupancy		00	NONE 100																						NCON VALUE										0																			
															INCOME VALUE																																							
															PREVIOUS YEAR MKT VALUE										212,575																													
Quality		03	Quality Level 03												PERMIT NUM										DESCRIPTION										AMT										ISSUED									
DOR CODE		0100	SINGLE FAMILY												B21139										DEMOLITION										1,000										02/01/2008									
MAP NUM			MKT AREA												B9401541										ADDITION										23,750										12/01/1994									
NEIGHBORHOOD/LOC			4053.00												168										H/AC										2,800										07/01/1993									
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																													
BAS			1,382		100		1,382		118,424																																													
BAS			96		100		96		8,226																																													
FCP			450		25		112		9,597																																													
FEP			324		80		259		22,194																																													
FST			198		55		109		9,341																																													
TOTALS			2,450				1,958		167,781																																													
EXTRA FEATURES										86043 JOHN ST, YULEE										BLD DATE										LGL DATE																								
																				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	0	8	12	96.00	SF	15.00	15.00	100	1980	1980	3	20	288																																					
2	0940	SHEDS/PORT		0	0	12	14	168.00	SF	20.10	20.10	100	1992	1992	3	20	675																																					
3	0810	CONCRETE A		0	0	19	5	95.00	SF	6.50	6.50	100	1970	1970	3	21	130																																					
4	0810	CONCRETE A		0	0	0	0	228.00	SF	6.50	6.50	100	1995	1995	3	70	1,037																																					
5	0351	CARPORT MT		0	0	20	18	360.00	SF	6.60	6.60	100	2003	2003	3	21	499																																					
LAND DESCRIPTION										TOTAL OB/XF										2,629																																		
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	000100	C	SFR			0	0005	RSF	2100.00	150.00	1.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	50,000																																				