



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	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	26	AL SIDING 100	0200	01	1,541	92.7180	74.17	114,296	1973	1973	0	0	65	25.00	20.00	STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SFR MODULR - 0% - 2024										Heated Area: 1406										HX Base Yr									
Roof Cover	02	ROLL COMP 100																					UST 1993									
Interior Wall	04	PLYWOOD 100																														
Interior Floor	02	MIN PLYWD 100																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
BUD8 Adjustme	04	DIST 01 100																														
Occupancy	00	NONE 100																														
Quality			01	Quality Level 01																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA										04																		
NEIGHBORHOOD/LOC			4040.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,406	100	1,406	20,857																												
FOP	30	30	9	134																												
UST	280	45	126	1,869																												
TOTALS			1,716		1,541	22,859																										
EXTRA FEATURES			86193 DEBBIE RD, 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	0811	CONCRETE B	0	0	34	20		680.00	SF	5.20					919																	