



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 25 MOD METAL 90										0820 02 768 91.7000 64.19 49,298 1972 1972 0 0 70.00 30.00										Tax Group: 4 Tax Dist:									
Exterior Wall 05 AVERAGE 10										1 M/H 93- - 0% - 0 Heated Area: 768 HX Base Yr										BUILDING MARKET VALUE 174,151									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 5,194									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 160,000									
Interior Wall 04 PLYWOOD 100																				TOTAL MARKET VALUE 339,345									
Interior Floo 14 CARPET 100																				SOH/AGL Deduction 173,808									
Air Condition 02 WINDOW 100																				ASSESSED VALUE 165,537									
Heating Type 02 CONVECTION 100																				TOTAL EXEMPTION VALUE HX HB WX 55,000									
Bedrooms 2 100																				BASE TAXABLE VALUE 110,537									
Bathrooms 1 100																				TOTAL JUST VALUE 339,345									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 332,609									
Quality 03 Quality Level 03																													
DOR CODE 0200 MOBILE HOME																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4040.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 768 100 768 14,789																													
TOTALS 768 100 768 14,789																													
EXTRA FEATURES										86120 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																			
1 0940 SHEDS/PORT 0 100 7 16 112.00 SF 20.10 20.10 100 1980 1980 3 20 450																													
2 0680 POLE SHED 0 100 8 16 128.00 SF 10.00 10.00 100 1980 1980 3 20 256																													
3 0350 CARPORT WD 0 100 7 12 84.00 SF 13.00 13.00 100 1985 1985 3 20 218																													
4 0810 CONCRETE A 0 100 0 0 180.00 SF 6.50 6.50 100 1991 1991 3 62 725																													
5 0681 POLE SHED 0 100 8 16 128.00 SF 15.00 15.00 100 1990 1990 3 20 384																													
6 1242 WD DECK A 0 100 16 8 128.00 SF 10.00 10.00 100 1990 1990 3 20 256																													
7 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1999 1999 3 83 2,905																													
LAND DESCRIPTION										TOTAL OB/XF 5,194																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000102 C SFR/MH 100 RM 153.00 285.00 1.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 80,000																													
2 000102 C SFR/MH 100 RM 153.00 285.00 1.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 80,000																													
REVIEW DATE 08/25/2022 BY NWA										Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000										PRINTED 08/06/2024 BY SYS									



REVIEW DATE 08/25/2022 BY NWA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

