

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 BY VALUATION SUMMARY STANDARD									
Exterior Wall 05 AVERAGE 100										0100 01 1,302 122.0960 115.99 151,019 1990 1994 0 0 0 14.25 85.75										Tax Group: 4 Tax Dist:									
Roof Structur 02 SHED 100										1 SINGLE FAM - 0% - 2023 Heated Area: 1284 HX Base Yr										BUILDING MARKET VALUE 129,499									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 20,676									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 80,000									
Interior Floo 15 HARDTILE 80																				TOTAL MARKET VALUE 230,175									
Interior Floo 12 HARDWOOD 20																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 230,175									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 2 100																				BASE TAXABLE VALUE 230,175									
Bathrooms 2 100																				TOTAL JUST VALUE 230,175									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 225,931									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4053.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 576 100 576 57,290																													
BAS 420 100 420 41,774																													
DCK 56 10 6 597																													
FUS 288 100 288 28,645																													
UOP 60 20 12 1,194																													
TOTALS 1,400 1,302 129,499																													
EXTRA FEATURES										86203 MERRYLENE 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 1242 WD DECK A 0 0 0 0 148.00 SF 10.00 10.00 100 1997 1997 3 20 296																													
2 0910 SCRNM RM L 0 0 10 12 120.00 SF 16.50 16.50 100 1997 1997 3 20 396																													
3 0300 BOAT DCK W 0 0 28 4 112.00 SF 40.00 40.00 100 2003 2003 3 32 1,434																													
4 0300 BOAT DCK W 0 0 45 5 225.00 SF 40.00 40.00 100 2004 2004 3 36 3,240																													
5 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2004 2004 3 88 3,080																													
6 0510 GARAGE WD- 0 0 24 28 672.00 SF 35.00 35.00 100 2008 2008 3 52 12,230																													
LAND DESCRIPTION										TOTAL OB/XF 20,676																			
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 000115 C SFR ACRES 0 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 80,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000										PRINTED 08/06/2024 BY SYS									