

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	1,530	96.9000	92.06	140,852	1955	1980	0	0	0	18.00	82.00	VALUATION BY																																			
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 1517													HX Base Yr													STANDARD									
Roof Cover		01	MINIMUM 100		BAS 1993 FOP 1993																										Tax Group: 4										Tax Dist:												
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										115,499																									
Interior Floo		09	PINE WOOD 100															TOTAL MARKET OB/XF VALUE										6,439																									
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET										815,000																									
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE										209,328																									
Bedrooms		3	100															SOH/AGL Deduction										42,544																									
Bathrooms		1	100															ASSESSED VALUE										166,784																									
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE										0																									
Stories		1.	1. 100															BASE TAXABLE VALUE										166,784																									
Units		0	100															TOTAL JUST VALUE										936,938																									
Occupancy		00	NONE 100		NCON VALUE										0																																						
					INCOME VALUE																																																
					PREVIOUS YEAR MKT VALUE										931,512																																						
Quality		03	Quality Level 03																																																		
DOR CODE		5000	IMPROVED AG																																																		
MAP NUM			MKT AREA												04																																						
NEIGHBORHOOD/LOC		4053.00																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																	
BAS	1,517	100	1,517	114,517																																																	
FOP	42	30	13	982																																																	
TOTALS		1,559	1,530	115,499																																																	
EXTRA FEATURES					86164 JOHN GOODBREAD LN, YULEE										BLD DATE				LGL DATE		01/01/2019		KB																														
															XF DATE				LAND DATE		06/24/2011		JH																														
															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	1243	WD DECK F	0	0	9	8	72.00	SF	8.00	8.00	100	1975	1975	3	20	115																																					
2	0810	CONCRETE A	0	0	90	4	360.00	SF	6.50	6.50	100	1975	1975	3	26	608																																					
3	0940	SHEDS/PORT	0	0	15	10	150.00	SF	15.00	15.00	100	1975	1975	3	20	450																																					
4	0201	BARN WD 10	0	0	51	24	1,224.00	SF	17.00	17.00	100	1975	1975	3	20	4,162																																					
5	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	1990	1990	3	20	720																																					
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384																																					