

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION			VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																
Exterior Wall	19	COMMON BRK 100	0100	01	1,882	121.5200	121.52	228,701	1979	1985	0	0	0	29.50	70.50	STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1980										Heated Area: 1600										HX Base Yr 1980									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 70																														
Interior Floor	08	SHT VINYL 30																														
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			03	Quality Level 03																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA			05																									
NEIGHBORHOOD/LOC			5001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,600	100	1993	1,600	137,075																											
FGR	300	55	1993	165	14,136																											
FOP	150	30	1993	45	3,855																											
UOP	360	20	2018	72	6,168																											
TOTALS			2,410			1,882	161,234																									
EXTRA FEATURES			153180 CR 108, YULEE																													