

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 SUMMARY											
																				VALUATION BY					STANDARD						
																				Tax Group: 4					Tax Dist:						
																				BUILDING MARKET VALUE					0						
																				TOTAL MARKET OB/XF VALUE					12,000						
																				TOTAL LAND VALUE - MARKET					76,500						
																				TOTAL MARKET VALUE					88,500						
																				SOH/AGL Deduction					2,486						
																				ASSESSED VALUE					86,014						
																				TOTAL EXEMPTION VALUE					0						
																				BASE TAXABLE VALUE					86,014						
																				TOTAL JUST VALUE					88,500						
																				NCON VALUE					0						
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE					114,290						
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM							MKT AREA														04										
NEIGHBORHOOD/LOC		4053.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES						85119 ETHYL LN, 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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1928		100	6,000															
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1928		100	6,000															