



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY																					
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,129	115.7380	115.74	246,410	2021	2021	0	0	0	1.00	99.00	Tax Group: 4	Tax Dist:														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1856					HX Base Yr					BUILDING MARKET VALUE								
Roof Cover	03	COMP SHNGL 100																					243,946								
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE								
Interior Floo	11	CLAY TILE 70																					3,521								
Interior Floo	14	CARPET 30																					TOTAL LAND VALUE - MARKET								
Air Condition	03	CENTRAL 100																					58,000								
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE								
Bedrooms	4	100																					297,467								
Bathrooms	2	100																					SOH/AGL Deduction								
Frame	02	WOOD FRAME 100																					297,467								
Stories	1.	1. 100																					ASSESSED VALUE								
Units	0	100																					TOTAL EXEMPTION VALUE								
Occupancy	00	NONE 100																					0								
Quality		03	Quality Level 03														BASE TAXABLE VALUE														
DOR CODE		0100	SINGLE FAMILY														TOTAL JUST VALUE														
MAP NUM			MKT AREA														NCON VALUE														
NEIGHBORHOOD/LOC		4093.00															INCOME VALUE														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PREVIOUS YEAR MKT VALUE												
BAS		1,856	100	2021	1,856	212,665													286,435												
FGR		420	55	2021	231	26,469																									
FOP		125	30	2021	38	4,354																									
PTO		70	5	2021	4	458																									
TOTALS		2,471			2,129	243,946																									
EXTRA FEATURES										75104 NASSAU STATION WAY, 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	0811	CONCRETE B	0	0	0	0	684.00	SF	5.20	5.20	100	2021	2021	3	99	3,521															