



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																																					
Exterior Wall	31	HARDIE BRD 100	0320	01	1,360	125.6320	125.63	170,857	2021	2021	0	0	0	1.00	99.00	VALUATION BY	STANDARD																																				
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2022														Tax Group: 4		Tax Dist:																																		
Roof Cover	03	COMP SHNGL 100	Heated Area: 1168														BUILDING MARKET VALUE																																				
Interior Wall	05	DRYWALL 100	HX Base Yr 2022														TOTAL MARKET OB/XF VALUE																																				
Interior Floor	11	CLAY TILE 60															TOTAL LAND VALUE - MARKET																																				
Interior Floor	14	CARPET 40															TOTAL MARKET VALUE																																				
Air Condition	03	CENTRAL 100															SOH/AGL Deduction																																				
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE																																				
Bedrooms		2 100															TOTAL EXEMPTION VALUE																																				
Bathrooms		2.5 100															BASE TAXABLE VALUE																																				
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE																																				
Stories	2.	2. 100															NCON VALUE																																				
Units		0 100															INCOME VALUE																																				
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE																																				
Quality			03	Quality Level 03																																																	
DOR CODE			0100	SINGLE FAMILY																																																	
MAP NUM				MKT AREA		04																																															
NEIGHBORHOOD/LOC			4093.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	532	100	2021	532	66,167																																																
FGR	280	55	2021	154	19,154																																																
FOP	36	30	2021	11	1,368																																																
FOP	72	30	2021	22	2,736																																																
FUS	636	100	2021	636	79,102																																																
STR	48	10	2021	5	622																																																
TOTALS	1,604			1,360	169,148																																																
EXTRA FEATURES						75470 HARVESTER ST, YULEE						BLD DATE		LGL DATE																																							
								XF DATE		LAND DATE		AG DATE																																									
								INC 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	0810	CONCRETE A	0 100	0	0	401.00	SF	6.50	6.50	100	2021	2021	3	99	2,580																																						
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