



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	STANDARD														
Exterior Wall	05	AVERAGE 70				0100	01	1,890	112.2639	112.26	212,171	2006	2006	0	0	0	8.65	91.35	VALUATION BY														
Exterior Wall	16	WD FR STUC 30				1 SINGLE FAM - 0% - 2024												Heated Area: 1596				HX Base Yr				Tax Group: 4				Tax Dist:			
Roof Structur	03	GABLE/HIP 100																BUILDING MARKET VALUE				193,818											
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE				3,833											
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET				50,000											
Interior Floo	13	LVT/LAMNT 60																TOTAL MARKET VALUE				247,651											
Interior Floo	14	CARPET 40																SOH/AGL Deduction				0											
Air Condition	03	CENTRAL 100																ASSESSED VALUE				247,651											
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE				0											
Bedrooms	04	3 100																BASE TAXABLE VALUE				247,651											
Bathrooms	04	2 100																TOTAL JUST VALUE				247,651											
Frame	02	WOOD FRAME 100																NCON VALUE				0											
Stories	1.	1. 100				INCOME VALUE																											
Units	0	0 100				PREVIOUS YEAR MKT VALUE				239,017																							
Occupancy	00	NONE 100																															
Quality		04	Quality Level 04																														
DOR CODE		0100 SINGLE FAMILY																															
MAP NUM																																	
NEIGHBORHOOD/LOC		4050.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,596	100	2006	1,596	163,669																												
FGR	424	55	2006	233	23,894																												
FOP	65	30	2006	20	2,051																												
FOP	121	30	2006	36	3,691																												
PTO	99	5	2006	5	512																												
TOTALS		2,305			1,890	193,818																											
EXTRA FEATURES						76087 LONG POND LOOP, 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		857.00	SF	5.20				3,833																			
LAND DESCRIPTION																				TOTAL OB/XF 3,833													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																																	