



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	05	AVERAGE 70	0100	01	2,105	111.0291	111.03	233,718	2005	2010	0	0	0	6.65	93.35	VALUATION BY					STANDARD											
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 2024										Heated Area: 1767					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					218,176														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					9,627														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					50,000														
Interior Floo	14	CARPET 80											TOTAL MARKET VALUE					277,803														
Interior Floo	08	SHT VINYL 20											SOH/AGL Deduction					0														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					277,803														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					0														
Bedrooms	4	100											BASE TAXABLE VALUE					277,803														
Bathrooms	2	100											TOTAL JUST VALUE					277,803														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100	PREVIOUS YEAR MKT VALUE					268,244																								
Occupancy	00	NONE 100																														
Quality			04	Quality Level 04																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA		04																										
NEIGHBORHOOD/LOC			4050.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,767	100	2005	1,767	183,143																											
FGR	424	55	2005	233	24,150																											
FOP	30	30	2005	9	933																											
FSP	240	40	2013	96	9,950																											
TOTALS			2,461			2,105	218,176																									
EXTRA FEATURES			76307 LONG POND LOOP, YULEE										BLD DATE		03/20/2023		NW	LGL DATE														
													XF DATE					LAND DATE														
													INC DATE					AG 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	0476	VF 6 SBPL	0	0	0	0	170.00	LF	32.00	32.00	100	2005	2005	3	64	3,482																
2	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	64	576																
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760																
4	0811	CONCRETE B	0	0	0	0	872.00	SF	5.20	5.20	100	2005	2005	3	84	3,809																