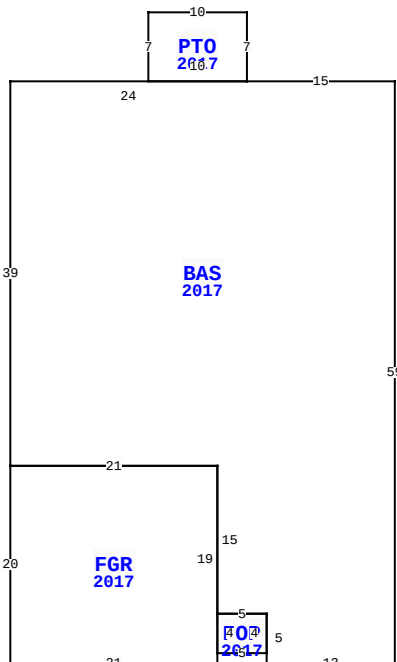




BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100	0100	01	2,097	106.8200	106.82	224,002	2017	2017	0	0	0	3.00	97.00	VALUATION BY					STANDARD					
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2025														Heated Area: 1856					HX Base Yr				
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 60																								
Interior Floor	08	SHT VINYL 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		2 100																								
Bathrooms Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			03	Quality Level 03																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA			05																			
NEIGHBORHOOD/LOC			5009.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,856	100	2017	1,856	192,310																					
FGR	420	55	2017	231	23,935																					
FOP	20	30	2017	6	622																					
PTO	70	5	2017	4	414																					
TOTALS			2,366			2,097	217,282																			
EXTRA FEATURES			75008 MORNING GLEN CT, 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	0810	CONCRETE A	0	0	0	0		706.00	SF	6.50		6.50	100	2017	2017	3	96	4,405								