



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	PAGE 1 of 1 4																												
Exterior Wall	31	HARDIE BRD 100	0100	01	2,591	108.9600	108.96	282,315	2022	2022	0	0	0	0.50	99.50	VALUATION BY STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024														Heated Area: 2132														HX Base Yr 2024													
Roof Cover	03	COMP SHNGL 100															Tax Group: 4														Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE														280,903													
Interior Floo	11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE														15,001													
Interior Floo	14	CARPET 50															TOTAL LAND VALUE - MARKET														55,000													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														350,904													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														2,966													
Bedrooms	4	100															ASSESSED VALUE														347,938													
Bathrooms	2	100															TOTAL EXEMPTION VALUE														HX HB 50,722													
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE														297,216													
Stories	1.	1. 100															TOTAL JUST VALUE														350,904													
Units	0	100	NCON VALUE														20,812																											
Occupancy	00	NONE 100	INCOME VALUE														PREVIOUS YEAR MKT VALUE														317,907													
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	2,132	100	2022	2,132	231,141																																							
FGR	560	55	2022	308	33,392																																							
FOP	55	30	2022	16	1,734																																							
FSP	128	40	2022	51	5,529																																							
USP	280	30	2025	84	9,107																																							
TOTALS			3,155	2,591			280,903																																					
EXTRA FEATURES						65570 BOWFIN SPRING 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	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	100	2022	2022	3	99	4,705																												
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2025	2024		100	4,416																												
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300																												
4	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2025	2024		100	5,280																												
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300																												
TOTAL OB/XF 15,001																																												
LAND DESCRIPTION																																												
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																											
REVIEW DATE 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS																																												