



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											
Exterior Wall		31	HARDIE BRD 100		0100	01	2,162	106.8200	106.82	230,945	2022	2022	0	0	0	0.50	99.50	VALUATION BY											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2025										Heated Area: 1856														
Roof Cover		03	COMP SHNGL 100												HX Base Yr 2025														
Interior Wall		05	DRYWALL 100																										
Interior Floor		08	SHT VINYL 50																										
Interior Floor		14	CARPET 50																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			4 100																										
Bathrooms			2 100																										
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	2022	1,856	197,267																								
FGR	420	55	2022	231	24,552																								
FOP	10	30	2022	3	318																								
UOP	72	20	2025	14	1,488																								
USP	192	30	2025	58	6,165																								
TOTALS		2,550			2,162	229,790																							
EXTRA FEATURES					65206 LAGOON FOREST DR, YULEE										BLD DATE					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	0811	CONCRETE B	0 100	0	0	637.00	SF	5.20	5.20	100	2022	2022	3	99	3,279														
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	312.00	SF	10.00	10.00	100	2025	2024		100	3,120														