



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall		17	CB STUCCO 100		0100	01	2,210	104.8600	104.86	231,741	2005	2005	0	0	0	9.50	90.50	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023										Heated Area: 1865					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					209,726														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					2,704														
Interior Floo		14	CARPET 80												TOTAL LAND VALUE - MARKET					65,000														
Interior Floo		08	SHT VINYL 20												TOTAL MARKET VALUE					277,430														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					4,505														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					272,925														
Bedrooms			3 100												TOTAL EXEMPTION VALUE					0														
Bathrooms			2 100												BASE TAXABLE VALUE					272,925														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					277,430														
Stories		1.	1. 100												NCON VALUE					0														
Units			0 100												INCOME VALUE																			
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE					248,114														
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4055.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,865	100	2005	1,865	176,985																													
FGR	389	55	2005	214	20,308																													
FOP	36	30	2005	11	1,043																													
FSP	300	40	2005	120	11,388																													
TOTALS		2,590			2,210	209,726																												
EXTRA FEATURES						87232 KIJLING DR, 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	619.00	SF	5.20	5.20	100	2005	2005	3	84	2,704																		