

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100	0100	01	1,757	110.0000	110.00	193,270	1989	1992	0	0	0	15.25	84.75	VALUATION BY																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2003										Heated Area: 1536										STANDARD									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2003										Tax Group: 4									
Interior Wall	05	DRYWALL 100																					Tax Dist:									
Interior Floor	08	SHT VINYL 70																					BUILDING MARKET VALUE									
Interior Floor	14	CARPET 30																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms		3 100																					SOH/AGL Deduction									
Bathrooms		2 100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																					HX HB WR									
Units		0 100																					BASE TAXABLE VALUE									
BUD8 Adjustme	04	DIST 01 100																					TOTAL JUST VALUE									
Occupancy	00	NONE 100																					NCON VALUE									
Quality		03	Quality Level 03												INCOME VALUE																	
DOR CODE		0100	SINGLE FAMILY												PREVIOUS YEAR MKT VALUE																	
MAP NUM			MKT AREA												04																	
NEIGHBORHOOD/LOC			4031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,536	100	1993	1,536	143,194																											
DCK	72	10	2003	7	653																											
UOP	576	20	2003	115	10,721																											
UST	220	45	2003	99	9,229																											
TOTALS		2,404			1,757	163,796																										
EXTRA FEATURES										87120 BROOKER RD, 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	0510	GARAGE WD-	0	100	28	33	924.00	SF	23.45	23.45	100	1978	1978	3	20	4,334																
2	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	1986	1986	3	47	367																
3	0681	POLE SHED	0	100	28	25	700.00	SF	15.00	15.00	100	1976	1976	3	20	2,100																
4	0940	SHEDS/PORT	0	100	22	12	264.00	SF	30.00	30.00	100	2003	2003	3	20	1,584																