



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	10	ABOVE AVG 100		0500	01	2,688	117.4272	185.53	498,705	2018	2018			0		2.50	97.50	VALUATION BY STANDARD											
Roof Structure	03	GABLE/HIP 100		1 SFR CUST - 100% - 2022														Heated Area: 2076 HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100																Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE 486,237											
Interior Floor	13	LVT/LAMNT 80																TOTAL MARKET OB/XF VALUE 81,317											
Interior Floor	11	CLAY TILE 20																TOTAL LAND VALUE - MARKET 110,000											
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE 677,554											
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction 135,412											
Bedrooms	3	100																ASSESSED VALUE 542,142											
Bathrooms	2	100																TOTAL EXEMPTION VALUE HX HB 50,722											
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE 491,420											
Stories	1.	1. 100		Quality 05 Quality Level 05														TOTAL JUST VALUE 677,554											
Units	0	100		DOR CODE 0100 SINGLE FAMILY														NCON VALUE 0											
Occupancy	00	NONE 100		MAP NUM MKT AREA 04														INCOME VALUE											
			NEIGHBORHOOD/LOC 4034.00														PREVIOUS YEAR MKT VALUE 647,629												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,076	100	2018	2,076	375,531																								
FGR	864	55	2018	475	85,924																								
FOP	192	30	2018	58	10,492																								
FSP	192	40	2018	77	13,929																								
STR	24	10	2018	2	362																								
TOTALS	3,348			2,688	486,237																								
EXTRA FEATURES						28028 GRANDVIEW MNR, 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	0855	CONC PAVER	0	100	27	3		81.00	SF 10.00	10.00	100	2018	2018	3	97	786													
2	0855	CONC PAVER	0	100	58	18		1,044.00	SF 10.00	10.00	100	2018	2018	3	97	10,127													
3	0911	SCRN RM A	0	100	0	0		1,268.00	SF 17.50	17.50	100	2022	2022	3	93	20,637													
4	0861	POOL GUNIT	0	100	0	0		499.00	SF 85.00	85.00	100	2022	2022	3	95	40,294													
5	0855	CONC PAVER	0	100	0	0		769.00	SF 10.00	10.00	100	2022	2022	3	99	7,613													
6	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2022	2022	3	93	1,860													
LAND DESCRIPTION						TOTAL OB/XF 81,317																							
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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000												