



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	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100	0500	01	3,082	114.3560	180.68	556,856	2020	2020	0	0	0	1.50	98.50	VALUATION BY		STANDARD								
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0														Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100	Heated Area: 2650														BUILDING MARKET VALUE		548,503							
Interior Wall	05	DRYWALL 100	HX Base Yr														TOTAL MARKET OB/XF VALUE		64,594							
Interior Floop	13	LVT/LAMNT 100															TOTAL LAND VALUE - MARKET		100,000							
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		713,097							
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		46,666							
Bedrooms	5	100															ASSESSED VALUE		666,431							
Bathrooms	3	100															TOTAL EXEMPTION VALUE		0							
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		666,431							
Stories	1.	1. 100															TOTAL JUST VALUE		713,097							
Units	0	100															NCON VALUE		0							
Occupancy	00	NONE 100															INCOME VALUE									
																	PREVIOUS YEAR MKT VALUE		689,952							
Quality		05	Quality Level 05																							
DOR CODE		0100	SINGLE FAMILY																							
MAP NUM			MKT AREA		04																					
NEIGHBORHOOD/LOC		4034.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,650	100	2020	2,650	471,620																					
FGR	636	55	2020	350	62,289																					
FOP	75	30	2020	22	3,915																					
FOP	201	30	2020	60	10,678																					
TOTALS		3,562			3,082	548,503																				
EXTRA FEATURES						28518 VIEUX CARRE, 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	0479	VF PICKET	0	0	0	0	300.00	LF	10.00	10.00	100	2020	2020	3	95	2,850										
2	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	95	1,140										
3	0810	CONCRETE A	0	0	0	0	441.00	SF	6.50	6.50	100	2020	2020	3	98	2,809										
4	0911	SCRN RM A	0	0	0	0	1,159.00	SF	17.50	17.50	100	2020	2020	3	86	17,443										
5	0861	POOL GUNIT	0	0	27	15	405.00	SF	85.00	85.00	100	2020	2020	3	90	30,983										
6	0855	CONC PAVER	0	0	0	0	754.00	SF	10.00	10.00	100	2020	2020	3	98	7,389										
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000									
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