



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	3,455	124.8808	197.31	681,706	2021	2021	0	0	0	1.00	99.00	VALUATION SUMMARY																		
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2022												Heated Area: 2655																			
Roof Cover	13	STAND SEAM 100													HX Base Yr 2022																			
Interior Wall	05	DRYWALL 100																																
Interior Floo	12	HARDWOOD 70																																
Interior Floo	11	CLAY TILE 30																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		2 100																																
Frame	02	WOOD FRAME 100																																
Stories	0	0 100																																
Units	0	0 100																																
Occupancy	00	NONE 100																																
Quality	05	Quality Level 05																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC		4034.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,655	100	2021	2,655	518,619																													
FGR	1,090	55	2021	600	117,202																													
FOP	295	30	2021	88	17,189																													
FOP	372	30	2021	112	21,878																													
TOTALS	4,412			3,455	674,889																													
EXTRA FEATURES						28576 VIEUX CARRE, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465																		
2	0855	CONC PAVER	0	100	0	0	1,021.00	SF	10.00	10.00	100	2021	2021	3	99	10,108																		
3	0861	POOL GUNIT	0	100	0	0	230.00	SF	85.00	85.00	100	2021	2021	3	93	18,182																		
4	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2021	2021	3	99	4,792																		
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800																		
6	0911	SCRN RM A	0	100	0	0	714.00	SF	17.50	17.50	100	2021	2021	3	90	11,246																		
7	0462	ST/AL FNC	0	100	180	4	720.00	SF	10.00	10.00	100	2021	2021	3	93	6,696																		
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576																		