

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		15	CONC BLOCK 100		0100	01	947	101.0000	101.00	95,647	1972	1972	0	0	0	27.00	73.00	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2013													Heated Area: 812					HX Base Yr						
Roof Cover		12	MODULAR MT 100		28 12 8 UST 1993 8 21 FCP 1993 21 12 12 24 FUP 1993 24 16 4 29 29 12 21 21 12 12 24 24																								
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			2 100																										
Bathrooms			1 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		04	DIST 01 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				04																						
NEIGHBORHOOD/LOC		4048.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	812	100	1993	812	59,869																								
FCP	252	25	1993	63	4,645																								
FOP	96	30	1993	29	2,138																								
UST	96	45	1993	43	3,170																								
TOTALS		1,256		947	69,822																								
EXTRA FEATURES					85050 HARTS LN, 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	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	1976	1976	3	26	324													
2	0940	SHEDS/PORT	0	100	8	9	72.00	SF	30.00	30.00	100	1980	1980	3	20	432													
3	0681	POLE SHED	0	100	10	28	280.00	SF	15.00	15.00	100	1978	1978	3	20	840													