



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 70	0100	01	2,246	130.0558	130.06	292,115	2015	2015	0	0	0	4.15	95.85	VALUATION BY					STANDARD																					
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 2024										Heated Area: 1932					HX Base Yr					Tax Group: 4					Tax Dist:														
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE										279,992																			
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										3,163																			
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										50,000																			
Interior Floor	12	HARDWOOD 70											TOTAL MARKET VALUE										333,155																			
Interior Floor	11	CLAY TILE 30											SOH/AGL Deduction										0																			
Air Condition	03	CENTRAL 100											ASSESSED VALUE										333,155																			
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0																			
Bedrooms	3	100											BASE TAXABLE VALUE										333,155																			
Bathrooms	2	100											TOTAL JUST VALUE										333,155																			
Frame	02	WOOD FRAME 100											NCON VALUE										0																			
Stories	1.	1. 100	TOTALS																									0														
Units	0	100																																								
Occupancy	00	NONE 100																										320,528														
Quality	06	Quality Level 06																																								
DOR CODE	0100	SINGLE FAMILY																																								
MAP NUM		MKT AREA																										04														
NEIGHBORHOOD/LOC	4071.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,932	100	2015	1,932	240,848																																					
FGR	405	55	2015	223	27,799																																					
FOP	73	30	2015	22	2,742																																					
FSP	128	40	2015	51	6,358																																					
FST	15	55	2015	8	997																																					
PTO	192	5	2021	10	1,247																																					
TOTALS			2,745			2,246	279,992																																			
EXTRA FEATURES										86333 FORTUNE DR, YULEE										BLD DATE 05/17/2022 NW LGL DATE LAND 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	0811	CONCRETE B	0	0	0	0	569.00	SF	5.20	5.20	100	2015	2015	3	95	2,811																										
2	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	100	2015	2015	3	95	352																										
LAND DESCRIPTION										TOTAL OB/XF																				3,163												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																									
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