

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,684	118.7904	118.79	318,832	2016	2016	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2021 Heated Area: 2399 HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			307,673
TOTAL MARKET OB/XF VALUE			4,134
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			361,807
SOH/AGL Deduction			86,870
ASSESSED VALUE			274,937
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			219,215
TOTAL JUST VALUE			361,807
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,979

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	1,012	100	2016	1,012	116,007
FGR	424	55	2016	233	26,709
FOP	36	30	2016	11	1,261
FOP	128	30	2016	38	4,356
FUS	1,387	100	2016	1,387	158,995
STR	33	10	2016	3	344
TOTALS	3,020			2,684	307,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531057	CO ISSUED	0	01/22/2016
B1531057	NEW CONSTR	292,225	09/01/2015

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0376	4/29/2020	WD Q	Q	I	01	259,000

GRANTOR: MILLER NICHOLAS G & S  
GRANTEE: BRAYLEY JOSEPH P &  
2043/1182 5/02/2016 WD Q I 01 224,200  
GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: MILLER NICHOLAS G &

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	9	3		27.00	6.50	100	2016	2016	3	95	167
2	0811	CONCRETE B	0	100	0	0		803.00	5.20	100	2016	2016	3	95	3,967

EXTRA FEATURES		86055 RIO WAY, YULEE	
BLD DATE	XF DATE	INC DATE	
05/17/2022			

  

BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
05/17/2022	NW				

BUILDING NOTES						

  

BUILDING DIMENSIONS						
FOP=[YR=2016] W8 BAS=[YR=2016] W32 S37 E12 S3 FOP=[YR=2016] S4 E9 N4 FGR=[YR=2016] E19 N 24 W11 S4 W 8 S20\$ W9\$ E9 N20 E8 N4 E3 N16\$ S16 E8 N16\$ PTR= E30 FUS=[YR=2016] E40 S37 W19 N6 STR=[YR=2016] W3 N11 E3 S11 \$ N11 W3 S10 W6 S7 W12 N37\$ W30\$.						

LAND DESCRIPTION		TOTAL OB/XF 4,134																						
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	50,000.00	50,000.00	50,000							

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