

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		05	AVERAGE 100		0100	01	1,573	111.1800		111.18	174,886	1976	1986	0	0	0	16.75	83.25	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1989										Heated Area: 1310					HX Base Yr 1989					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100		12 12 12 12 4 4 21 21 12 12 6 6 30 30 30 30 16 16 14 14 35 35 25 25 25 25 16 16 FST 2013 UST 1993 FCP 1993 BAS 1993 FOP 1995 BAS 1995 UOP 1995										BUILDING MARKET VALUE										145,593									
Interior Wall		04	PLYWOOD 50												TOTAL MARKET OB/XF VALUE										2,469									
Interior Wall		05	DRYWALL 50												TOTAL LAND VALUE - MARKET										60,000									
Interior Floo		14	CARPET 80												TOTAL MARKET VALUE										208,062									
Interior Floo		08	SHT VINYL 20												SOH/AGL Deduction										114,301									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										93,761									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX		HB		50,722					
Bedrooms			3 100												BASE TAXABLE VALUE										43,039									
Bathrooms			2 100												TOTAL JUST VALUE										208,062									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										201,246																			
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		4052.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	750	100	1993	750	69,418																													
BAS	560	100	1995	560	51,832																													
FCP	252	25	1993	63	5,831																													
FOP	180	30	1995	54	4,998																													
FST	144	55	2013	79	7,312																													
UOP	224	20	1995	45	4,165																													
UST	48	45	1993	22	2,036																													
TOTALS		2,158			1,573	145,593																												
EXTRA FEATURES					85019 TRINITY CIR, 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	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	1994	1994	3	20	772																			
2	0810	CONCRETE A	0 100	12	32	384.00	SF	6.50	6.50	100	1995	1995	3	68	1,697																			