

TEAKWOOD LOTS LLC
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 12 of 21				4													
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		25		MOD METAL 100		0820		02		910		95.2000		76.16		69,306		1983		1983		0		0		0		70.00		30.00		VALUATION BY					STANDARD										
Roof Structur		03		GABLE/HIP 100		21		M/H		93-		- 0%		- 2023		Heated Area: 910										HX Base Yr																					
Roof Cover		01		MINIMUM 100		14																																Tax Group: 4		Tax Dist:							
Interior Wall		04		PLYWOOD 100																																		BUILDING MARKET VALUE					503,026				
Interior Floo		14		CARPET 80																																		TOTAL MARKET OB/XF VALUE					123,742				
Interior Floo		08		SHT VINYL 20																																		TOTAL LAND VALUE - MARKET					668,540				
Air Condition		03		CENTRAL 100																																		TOTAL MARKET VALUE					1,295,308				
Heating Type		04		AIR DUCTED 100		14																														SOH/AGL Deduction		0									
Bedrooms				2 100																																ASSESSED VALUE					1,295,308						
Bathrooms				1 100																																TOTAL EXEMPTION VALUE					0						
Frame		02		WOOD FRAME 100																																BASE TAXABLE VALUE					1,295,308						
Stories		1.		1. 100																																TOTAL JUST VALUE					1,295,308						
Units				0 100		14																												INCOME VALUE		0											
																																		PREVIOUS YEAR MKT VALUE					1,191,579								
Quality		03		Quality Level 03																																											
DOR CODE		2800		PARKING/MH LOT																																											
MAP NUM				MKT AREA																																											
NEIGHBORHOOD/LOC		4051.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS		910		100		1993		910		20,792																																					
TOTALS		910						910		20,792																																					
EXTRA FEATURES										8652 JAKE CARLTON RD, YULEE										BLD DATE		02/13/2025		KWA		LGL DATE				03/18/2025		DC															
																				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																	

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