



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 80	0100	01	2,879	104.2460	104.25	300,136	1982	1995	0	0	0	14.05	85.95	STANDARD											
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 100% - 2022										Heated Area: 2772					HX Base Yr 2022									
Roof Structure	03	GABLE/HIP 100	29 16 PTO 2011 16 29 13 BAS 1993 28 42 28 FUS 1993 28 42 10 UOP 1993 10 42 42 BAS 2011 10													VALUATION BY											
Roof Cover	12	MODULAR MT 100														Tax Group: 4											
Interior Wall	05	DRYWALL 100														Tax Dist:											
Interior Floor	12	HARDWOOD 70														BUILDING MARKET VALUE											
Interior Floor	14	CARPET 30														TOTAL MARKET OB/XF VALUE											
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET											
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE											
Bedrooms	4	100														SOH/AGL Deduction											
Bathrooms	2.5	100														ASSESSED VALUE											
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE											
Stories	2.	100	BASE TAXABLE VALUE																								
Units	0	100	TOTAL JUST VALUE																								
BUD8 Adjustme	04	DIST 01 100	NCON VALUE																								
Occupancy	00	NONE 100	INCOME VALUE																								
Quality	03	Quality Level 03	PREVIOUS YEAR MKT VALUE																								
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	1,176	100	1993	1,176	105,373																						
BAS	420	100	2011	420	37,633																						
FUS	1,176	100	1993	1,176	105,373																						
PTO	464	5	2011	23	2,061																						
UOP	420	20	1993	84	7,527																						
TOTALS	3,656			2,879	257,967																						
EXTRA FEATURES						85147 AMANDA CT, YULEE										BLD DATE				LGL DATE		05/09/2025		MLU			
																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	8	96.00	SF	20.10	20.10	100	1980	1980	3	20	386												
2	0510	GARAGE WD-	0 100	12	20	240.00	SF	23.45	23.45	100	1980	1980	3	20	1,126												
3	0510	GARAGE WD-	0 100	20	15	300.00	SF	35.00	35.00	100	2005	2005	3	36	3,780												
4	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	22	880												
5	0810	CONCRETE A	0 100	22	8	176.00	SF	6.50	6.50	100	2005	2005	3	84	961												
6	1242	WD DECK A	0 100	0	0	455.00	SF	10.00	10.00	100	2005	2005	3	22	1,001												
LAND DESCRIPTION																TOTAL OB/XF										8,134	
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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000										