



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	16	WD FR STUC 50	0500	01	3,029	110.4138	174.45	528,409	2001	2001	0	0	0	11.38	88.62	STANDARD													
Exterior Wall	31	HARDIE BRD 50	1 SFR CUST - 100% - 2024										Heated Area: 1720										HX Base Yr 2024						
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	15	HARDTILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	4	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM																													
NEIGHBORHOOD/LOC	4031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,720	100	2001	1,720	265,908																								
DCK	112	10	2001	11	1,701																								
DCK	112	10	2001	11	1,701																								
DCK	320	10	2001	32	4,947																								
DCK	144	10	2012	14	2,164																								
FGR	1,315	55	2001	723	111,774																								
FOP	80	30	2001	24	3,711																								
FOP	260	30	2001	78	12,059																								
FOP	120	30	2012	36	5,565																								
FSP	350	40	2001	140	21,644																								
TOTALS	5,078			3,029	468,276																								
EXTRA FEATURES						87000 ROSES BLUFF RD, YULEE																							
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	0300	BOAT DCK W	0	100	0	0	361.00	SF	40.00	40.00	100	1990	1990	3	20	2,888													
2	0940	SHEDS/PORT	0	100	18	8	144.00	SF	30.00	30.00	100	1970	1970	3	20	864													
3	0812	CONCRETE C	0	100	0	0	1,304.00	SF	4.00	4.00	100	2001	2001	3	79	4,121													
4	0811	CONCRETE B	0	100	0	0	504.00	SF	5.20	5.20	100	1967	1967	3	20	524													
5	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	36	11,995													
6	0510	GARAGE WD-	0	100	30	28	840.00	SF	35.00	35.00	100	2005	2005	3	36	10,584													
7	0855	CONC PAVER	0	100	0	0	825.00	SF	10.00	10.00	100	2005	2005	3	84	6,930													
8	0810	CONCRETE A	0	100	0	0	1,863.00	SF	6.50	6.50	100	2005	2005	3	84	10,172													
9	0350	CARPORT WD	0	100	0	0	180.00	SF	13.00	13.00	100	2008	2008	3	31	725													
10	0302	FLT DOCK C	0	100	0	0	96.00	SF	50.00	50.00	100	2008	2008	3	31	1,488													
LAND DESCRIPTION										TOTAL OB/XF 50,291																			
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	000131	C																											

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