



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	06	BD/BATTEN 50	0900	01	2,377	113.1900	149.41	355,148	2000	2000	0	0	0	14.88	85.12	VALUATION BY STANDARD																				
Exterior Wall	31	HARDIE BRD 50	1 SNGL FAM - 100% - 2023										Heated Area: 2191					HX Base Yr 2023					Tax Group: 4					Tax Dist:								
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					302,302																		
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					8,727																		
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					200,000																		
Interior Floor	11	CLAY TILE 50											TOTAL MARKET VALUE					511,029																		
Interior Floor	14	CARPET 50											SOH/AGL Deduction					100,075																		
Air Condition	03	CENTRAL 100											ASSESSED VALUE					410,954																		
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					50,722																		
Bedrooms	2	100											BASE TAXABLE VALUE					360,232																		
Bathrooms	2	100											TOTAL JUST VALUE					511,029																		
Frame	02	WOOD FRAME 100	1 SNGL FAM - 100% - 2023										NCON VALUE					0																		
Stories	2.	100											INCOME VALUE																							
Units	0	100											PREVIOUS YEAR MKT VALUE					467,732																		
Occupancy	00	NONE 100																																		
Quality	04	Quality Level 04	1 SNGL FAM - 100% - 2023																																	
DOR CODE	0100	SINGLE FAMILY																																		
MAP NUM		MKT AREA																																		
NEIGHBORHOOD/LOC	4032.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	1 SNGL FAM - 100% - 2023																														
BAS	1,353	100	2000	1,353	172,072																															
DCK	529	10	2007	53	6,741																															
FUS	838	100	2000	838	106,575																															
STR	40	10	2000	4	509																															
UOP	88	20	2000	18	2,289	1 SNGL FAM - 100% - 2023																														
UOP	340	20	2000	68	8,648																															
UOP	88	20	2007	18	2,289																															
UOP	123	20	2007	25	3,179																															
TOTALS	3,399			2,377	302,302	1 SNGL FAM - 100% - 2023																														
EXTRA FEATURES																						97003 KATFISH DR, YULEE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU														
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	16	12	192.00	SF	30.00	30.00	100	1999	1999	3	20	1,152																				
2	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2000	2000	3	77	60																				
3	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2000	2000	3	20	24																				
4	0300	BOAT DCK W	0	100	4	30	120.00	SF	40.00	40.00	100	2001	2001	3	28	1,344																				
5	0350	CARPORT WD	0	100	0	0	472.00	SF	13.00	13.00	100	2013	2013	3	55	3,375																				
6	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2013	2013	3	55	2,772																				