



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	PAGE 1 of 1																				
Exterior Wall	31	HARDIE BRD 100	0900	01	2,364	110.7400	146.18	345,570	2023	2023	0	0	0	0.00	100.00	VALUATION BY																				
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2025													STANDARD																				
Roof Cover	03	COMP SHNGL 100	Heated Area: 2019													Tax Group: 4																				
Interior Wall	05	DRYWALL 100	HX Base Yr													Tax Dist:																				
Interior Floor	13	LVT/LAMNT 100														BUILDING MARKET VALUE																				
Interior Floor	01	NONE 0														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	3	100														ASSESSED VALUE																				
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE																				
Stories	1.	1. 100														BASE TAXABLE VALUE																				
Units	0	100														TOTAL JUST VALUE																				
Quality		03	Quality Level 03														NCON VALUE																			
DOR CODE		0100	SINGLE FAMILY														INCOME VALUE																			
MAP NUM			MKT AREA		04												PREVIOUS YEAR MKT VALUE																			
NEIGHBORHOOD/LOC		4097.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	951	100	2024	951	139,017																															
FGR	504	55	2024	277	40,492																															
FOP	96	30	2024	29	4,239																															
FOP	117	30	2024	35	5,116																															
FUS	1,068	100	2024	1,068	156,120																															
STR	36	10	2024	4	585																															
TOTALS		2,772			2,364	345,570																														
EXTRA FEATURES						516 STILLWATER LN, 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	0811	CONCRETE B	0	0	0	0	608.00	SF	5.20	5.20	100	2024	2023		100	3,162																				
2	0462	ST/AL FNC	0	0	0	0	168.00	SF	10.00	10.00	100	2024	2023		98	1,646																				
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297																				